

LET PROPERTY PACK

INVESTMENT INFORMATION

Mincher Crescent
Motherwell, ML1

204118561

 www.letproperty.co.uk





Property Description

Our latest listing is in Mincher Crescent Motherwell, ML1

Get instant cash flow of **£575** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£785** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Mincher Crescent
Motherwell, ML1

204118561



Property Key Features

2 bedrooms

1 bathroom

Double Glazed Window

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £575

Market Rent: £785

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 785

Returns Based on Rental Income	£575	£785
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£57.50	£78.50
Total Monthly Costs	£463.13	£484.13
Monthly Net Income	£111.88	£300.88
Annual Net Income	£1,342.50	£3,610.50
Net Return	3.38%	9.08%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,040.50**
Adjusted To

Net Return **5.13%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,735.50**
Adjusted To

Net Return **4.37%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £186,000.



3 bedroom terraced house for sale

Emily Drive, Motherwell

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Excellent Location | Terrace House | 3 Bedrooms | Spacious Lounge | Modern Fitted Kitchen | Downs...

£173,995



Floorplan

SOLD PRICE HISTORY

13 May 2022	£186,000
13 Dec 2016	£101,600

Marketed from 1 Mar 2022 to 6 Jul 2022 (126 days) by Hemmings Homes, Motherwell



Floorplan

Floorplan

£135,000

3 bedroom terraced house for sale

Mincher Crescent, Motherwell

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Key features

Excellent Location | Terrace House | 3 Bedrooms | Spacious Lounge | Dining Area | Modern Fitted Kitchen | Family Bathroom | Front & Rear ...

Marketed from 10 Nov 2022 to 4 May 2023 (174 days) by Hemmings Homes, Motherwell

Sold price history

3 Feb 2023	£144,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom semi-detached house

Scott Grove, Hamilton

+ Add to report

NO LONGER ADVERTISED LET AGREED

****AVAILABLE NOW**** | Traditional semi detached villa | Rarely available | Two public rooms | LARN1...

Marketed from 30 May 2023 to 19 Jul 2023 (50 days) by Countrywide Residential Lettings, Hamilton



£1,000 pcm

2 bedroom house

Royal Drive, Hamilton

+ Add to report

NO LONGER ADVERTISED LET AGREED






LET AGREED Semi detached house with two double bedrooms, dining kitchen and conservatory, and set...

Marketed from 22 Feb 2024 to 29 Feb 2024 (7 days) by Slater Hogg & Howison Lettings, Hamilton

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

Mincher Crescent Motherwell, ML1

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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