

LET PROPERTY PACK

INVESTMENT INFORMATION

Lunar Path, Chapelhall,
Airdrie ML6

208168507

 www.letproperty.co.uk





Property Description

Our latest listing is in Lunar Path, Chapelhall, Airdrie ML6

Get instant cash flow of **£550** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Lunar Path, Chapelhall,
Airdrie ML6

208168507



Property Key Features

3 Bedrooms

2 Bathrooms

Front and Rear Garden

Spacious Rooms

Factor Fees: £0.00

Current Rent: £550

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 900

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.



Returns Based on Rental Income	£550	£900
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£90.00
Total Monthly Costs	£476.25	£511.25
Monthly Net Income	£73.75	£388.75
Annual Net Income	£885.00	£4,665.00
Net Return	2.14%	11.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,865.00**
Adjusted To

Net Return **6.94%**

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

Annual Net Income **£2,715.00**
Adjusted To

Net Return **6.57%**

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 £185,000.



£185,000

3 bedroom semi-detached house for sale

Laurieston Crescent, Chapelhall, Airdrie

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Paul Owens of On The Move Estate Agents is delighted to bring to the market this walk-in conditio...

SOLD PRICE HISTORY



£120,000

3 bedroom terraced house for sale

4 Lunar Path, Chapelhall, Airdrie, Lanarkshire, ML6 8UR

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Rarely Available Mid-Terraced Villa | Popular Residential Area | Three Double Bedrooms | Spacious...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

Honeywell Crescent, Chapelhall, Airdrie, Lanarkshire, ML6

+ Add to report

NO LONGER ADVERTISED LET AGREED

LL Reg 1133952/380/07111 EPC Rating D Mid terraced property in Chapelhall.

SOLD PRICE HISTORY



£595 pcm

3 bedroom terraced house

Hill Street, Chapelhall, Airdrie, ML6

+ Add to report

NO LONGER ADVERTISED LET AGREED






EPC Rating D | 324955/320/15481 | Main Door | Large Garden Area | 3 Double Bedrooms | Gas Central...

SOLD PRICE HISTORY

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

Lunar Path, Chapelhall, Airdrie ML6

PROPERTY ID: 12345678

Interested in this
property investment?

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.



LETPROPERTY