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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Myreslaw Green, Hawick, TD9

210663148

( www.letproperty.co.uk

#### 





## **Property** Description

Our latest listing is in Myreslaw Green, Hawick, TD9

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 9.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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





#### Myreslaw Green, Hawick, TD9

210663148

2 Bedrooms 1 Bathroom Spacious Lounge Modern Kitchen

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**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Market Rent: £900







## Kitchen





## Bedrooms





## Bathroom











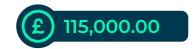
## **Initial** Outlay





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

## **Projected** Investment Return



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. The potential market rent for this property is



Returns Based on Rental Income	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£90.00
Total Monthly Costs	<mark>£464.38</mark>
Monthly Net Income	<b>£435.63</b>
Annual Net Income	<b>£5,227.50</b>
Net Return	<mark>14.26%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income	£3,427.50
Adjusted To	
Net Return	9.35%

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

Annual Net Income **£3,502.50** Adjusted To

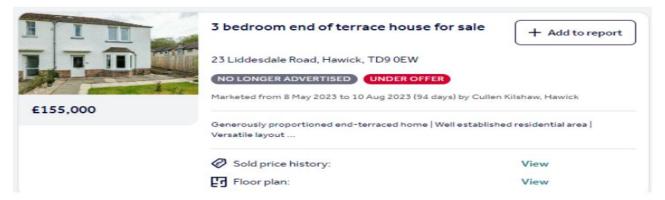
Net Return

9.56%

### 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 £155,000.





### **Rent Comparables Report**



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £680 based on the analysis carried out by our letting team at **Let Property Management**.





#### 2 bedroom flat

3 Netherwood, Sunnyhill Road, Hawick, TD9 7HT

NO LONGER ADVERTISED

Marketed from 23 Feb 2023 to 1 Mar 2023 (5 days) by Cullen Kilshaw Lettings, Galashiels

£675 pcm

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: NA





Standard Tenancy Agreement In Place: **NA** 



Payment history: NA

Current term of tenancy: NA



Fully compliant tenancy: NA

Fully compliant tenancy including EICR & Gas Safety in order

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

#### Myreslaw Green, Hawick, TD9

#### 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.

