

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stakeford Street, Dumfries,  
DG2

211641601

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stakeford Street, Dumfries, DG2

Get instant cash flow of **£443** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.2%** 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...



Stakeford Street,  
Dumfries, DG2

211641601



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £443**

**Market Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - HR Value] and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

# Projected Investment Return



The monthly rent of this property is currently set at £443 per calendar month but the potential market rent is

£ 550

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	£443	£550
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£44.29	£55.00
<b>Total Monthly Costs</b>	<b>£262.42</b>	<b>£273.13</b>
<b>Monthly Net Income</b>	<b>£180.49</b>	<b>£276.88</b>
<b>Annual Net Income</b>	<b>£2,165.82</b>	<b>£3,322.50</b>
<b>Net Return</b>	<b>10.24%</b>	<b>15.71%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,222.50**  
Adjusted To

Net Return                      **10.51%**

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

Annual Net Income      **£2,347.50**  
Adjusted To

Net Return                      **11.10%**

# 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 £135,000.



£135,000

## 2 bedroom flat for sale

+ Add to report

Castle Street, Dumfries, DG1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Jun 2024 by Yopa, Scotland & The North



£130,000

## 2 bedroom end of terrace house for sale

+ Add to report

Nithbank Avenue, Dumfries

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Nov 2023 to 17 Jan 2024 (71 days) by Yopa, Scotland & The North

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



**£750 pcm**

## 3 bedroom terraced house

Portland Drive, Dumfries, DG2

NO LONGER ADVERTISED

Marketed from 10 Aug 2023 to 24 Aug 2023 (13 days) by C & D Rural, Carlisle

+ Add to report



**£725 pcm**

## 3 bedroom terraced house

Portland Drive, Dumfries, DG2

NO LONGER ADVERTISED

Marketed from 3 Dec 2022 to 10 Jan 2023 (38 days) by OpenRent, London

+ Add to report

# 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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](http://www.letproperty.co.uk)

Stakeford Street, Dumfries, DG2

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.



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