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## **LET PROPERTY PACK**

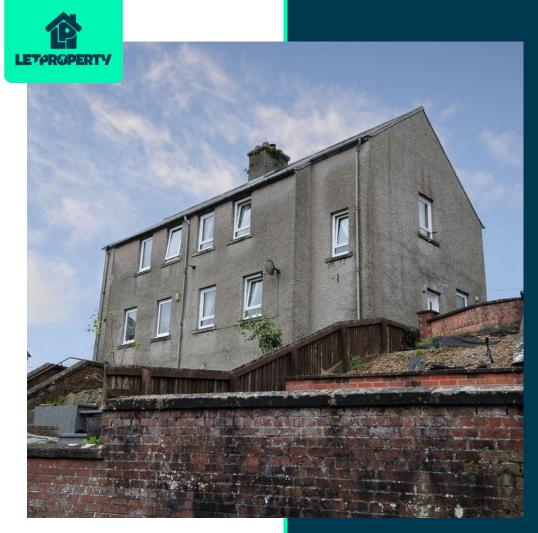
#### **INVESTMENT** INFORMATION

Holmwood Crescent, Langholm, DG13

211141324

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Holmwood Crescent, Langholm, DG13

Get instant cash flow of **£580** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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







Holmwood Crescent, Langholm, DG13

211141324

3 Bedroom 1 Bathroom Lounge and Kitchen Spacious Rooms

**Property Key Features** 

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £580 Market Rent: £650







## Kitchen





## Bedrooms





## Bathroom





## Exterior









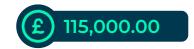
## **Initial** Outlay



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.



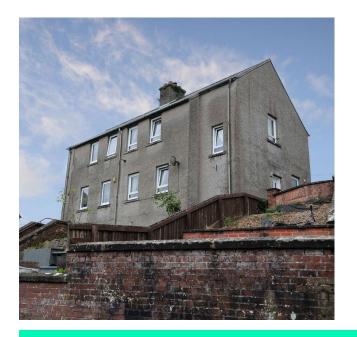
#### **PROPERTY VALUATION**



25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650

## **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 monthly rent of this property is currently set at £580 per calendar month but the potential market rent is



Returns Based on Rental Income	£580	£650
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Leasehold	
Letting Fees	£58.00	£65.00
Total Monthly Costs	£432.38	£439.38
Monthly Net Income	<mark>£147.63</mark>	£210.63
Annual Net Income	<b>£1,771.50</b>	<b>£2,527.50</b>
Net Return	<mark>4.83%</mark>	<mark>6.90%</mark>

### **Return Stress Test Analysis** Report





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

Annual Net Income £1,227.50 Adjusted To

Net Return 3.35%

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

Annual Net Income £802.50 Adjusted To

Net Return

2.19%

## 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 £130,000.00.

Martin	3 bedroom semi-detached house for sale	+ Add to report
	17 Holmwood Crescent, Langholm, DG13 oPU	28 <del></del>
ALL	NO LONGER ADVERTISED UNDER OFFER	
£130.000	Marketed from 6 Feb 2024 to 22 May 2024 (106 days) by Cullen Ki	Ishaw, Annan
	Semi-detached Family Home   3 Double Bedrooms   Garden Grou Lang	nd to Front and Rear   Views Over
	Ø Sold price history:	View
	21/05/2024	£140,000
1941 <u>L.</u>	Q EPC:	Vlew
명 View floor plan	(Approx.) Sqft: 990 sq ft Price (c) per sqft: 6131.2	8
ARCAN	3 bedroom semi-detached house for sale	+ Add to report
	Hospital Lodge, Langholm, DG 13 oJX	
are and the	NO LONGER ADVERTISED UNDER OFFER	
£130.000	Marketed from 22 Nov 2023 to 23 Feb 2024 (93 days) by Cullen Ki	Shaw, Annan
Concess 72/2010	Traditional Stone Built Lodge   Grade B Listed Building   Central Lo	scation   Spacious Living Acco

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

Day 1	3 bedroom end of terrace house	+ Add to report
A TRUTH PROPERTY	s9 Henry Street, Langholm, DG13	
	NO LONGER ADVERTISED LET AGREED	
£(50 mm	Marketed from 12 Jul 2024 to 3 Oct 2024 (83 days) by C & D Rural, Carlisle	
£650 pcm	Available Immediately   3 Bedrooms   Generous Accommodation   Unfurnished   Walking Distance of T_	

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

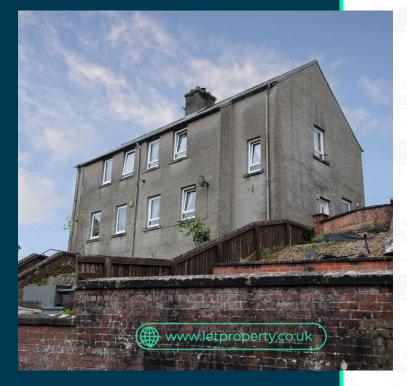
Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is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



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





Holmwood Crescent, Langholm, DG13

**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.

