

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Holmwood Crescent,  
Langholm, DG13

211141324

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





## 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



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £580**

**Market Rent: £650**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 115,000.00

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

£ 650

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

# 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.



**3 bedroom semi-detached house for sale** [+ Add to report](#)


17 Holmwood Crescent, Langholm, DG13 0PU

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 6 Feb 2024 to 22 May 2024 (106 days) by Cullen Kishaw, Annan

Semi-detached Family Home | 3 Double Bedrooms | Garden Ground to Front and Rear | Views Over Lang...

**£130,000**




[View floor plan](#)

**Sold price history:** [View](#)

21/05/2024	£140,000
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**EPC:** [View](#)

(Approx.) Sqft: **990 sq ft** Price (£) per sqft: **£131.28**



**3 bedroom semi-detached house for sale** [+ Add to report](#)

Hospital Lodge, Langholm, DG13 0JX

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 22 Nov 2023 to 23 Feb 2024 (93 days) by Cullen Kishaw, Annan

Traditional Stone Built Lodge | Grade B Listed Building | Central Location | Spacious Living Acco...

**£130,000**

# 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**.



£650 pcm

**3 bedroom end of terrace house** + Add to report

59 Henry Street, Langholm, DG13

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 12 Jul 2024 to 3 Oct 2024 (83 days) by C & D Rural, Carlisle

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Available Immediately | 3 Bedrooms | Generous Accommodation | Unfurnished | Walking Distance of T...

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

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.



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