

LET PROPERTY PACK

INVESTMENT INFORMATION

Valeview Terrace, Dumbarton, G82 3BJ

210940129









Property Description

Our latest listing is in Valeview Terrace, Dumbarton, G82 3BJ

Get instant cash flow of £460 per calendar month with a 8.5% Gross Yield for investors.

This property has a potential to rent for £788 which would provide the investor a Gross Yield of 14.5% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Dumbarton, it will make for a reliable long term investment for an investor.

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







Valeview Terrace, Dumbarton, G82 3BJ



2 Bedroom

1 Bathroom

Spacious Room

Well maintained

Factor Fees: £50/month

Ground Rent: TBC

Lease Length: TBC

Current Rent: £460

Market Rent: £788

210940129

Lounge









Kitchen



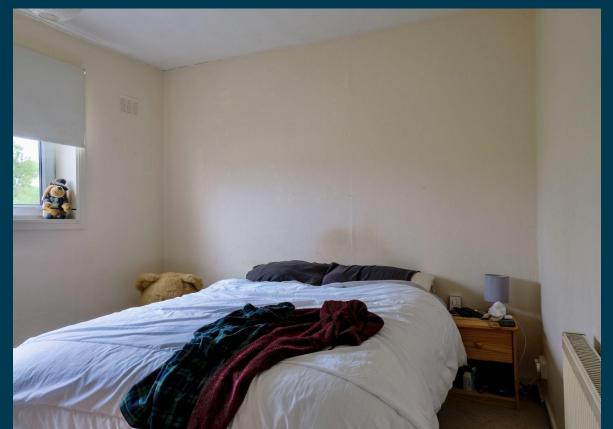






Bedrooms









Bathroom





Exterior









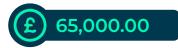
Initial Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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





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 £460 per calendar month but the potential market rent is



Returns Based on Rental Income	£460	£788
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50/month	
Ground Rent	ТВС	
Letting Fees	£46.00	£78.80
Total Monthly Costs	£264.13	£296.93
Monthly Net Income	£195.88	£491.08
Annual Net Income	£2,350.50	£5,892.90
Net Return	11.11%	27.86%

Return Stress Test Analysis Report





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

Annual Net Income

£4,316.90

Adjusted To

Net Return

20.41%

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

Annual Net Income

£4,917.90

Adjusted To

Net Return

23.25%

Sale Comparables Report



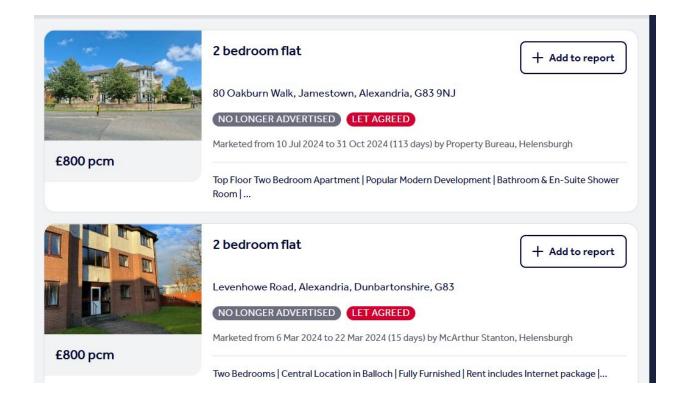
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £68,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



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.





Interested in this property investment?

Call us on **0141 478 0985**

Valeview Terrace, Dumbarton, G82 3BJ



