

LET PROPERTY PACK

INVESTMENT INFORMATION

Valeview Terrace,
Dumbarton, G82 3BJ

210940129

 www.letproperty.co.uk





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

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Well maintained

Factor Fees: £50/month

Ground Rent: TBC

Lease Length: TBC

Current Rent: £460

Market Rent: £788

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 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



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

£ 788

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	TBC	
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.



£68,000

2 bedroom flat for sale

+ Add to report

Valeview Terrace, Dumbarton

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Feb 2022 to 6 Sep 2022 (197 days) by David Muir & Co., Dumbarton

Walk in condition to this 2 bedroom ground floor flat | Double glazed windows and patio door | Ga...

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**.



£800 pcm

2 bedroom flat

+ Add to report

80 Oakburn Walk, Jamestown, Alexandria, G83 9NJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 31 Oct 2024 (113 days) by Property Bureau, Helensburgh

Top Floor Two Bedroom Apartment | Popular Modern Development | Bathroom & En-Suite Shower Room | ...



£800 pcm

2 bedroom flat

+ Add to report

Levenhowe Road, Alexandria, Dunbartonshire, G83

NO LONGER ADVERTISED

LET AGREED






Marketed from 6 Mar 2024 to 22 Mar 2024 (15 days) by McArthur Stanton, Helensburgh

Two Bedrooms | Central Location in Balloch | Fully Furnished | Rent includes Internet package | ...

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.



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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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