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LET PROPERTY PACK

INVESTMENT INFORMATION

Cloglands, Forth, ML118EH

210722216

(www.letproperty.co.uk





Property Description

Our latest listing is in Cloglands, Forth, ML11 8EH

Get instant cash flow of £574 per calendar month with a 8.6% Gross Yield for investors.

This property has a potential to rent for **£768** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Forth. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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

LETPR®PERTY





Cloglands, Forth, ML11 8EH

210722216

2 Bedrooms 2 Bathrooms Well Maintained Property Lease Length: Fre

Property Key Features

Easy access to local amenities

Ground Rent: Freehold Lease Length: Freehold Current Rent: £574 Market Rent: £768 Lounge







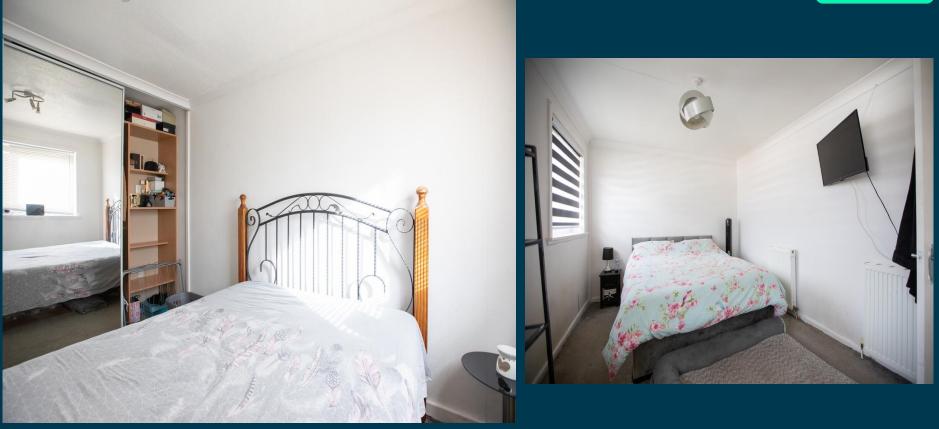
Kitchen





Bedrooms





Bathroom





Exterior



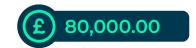






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

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 £574 per calendar month but the potential market rent is



Returns Based on Rental Income	£574	£768
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£57.40	£76.80
Total Monthly Costs	£322.40	£341.80
Monthly Net Income	£251.60	£426.20
Annual Net Income	£3,019.20	£5,114.40
Net Return	<mark>11.70%</mark>	<mark>19.82%</mark>

Return Stress Test Analysis Report





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

Annual Net Income £3,578.40 Adjusted To Net Return 13.87%

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

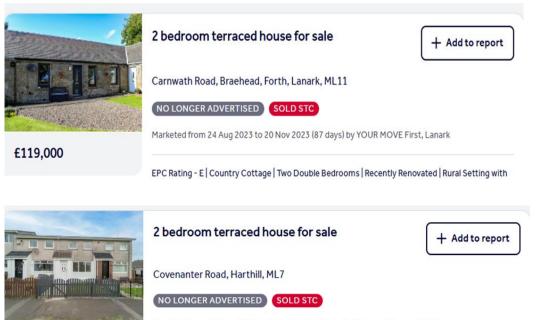
Annual Net Income **£3,914.40** Adjusted To

Net Return 1

15.17%

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 £119,000.



Marketed from 22 Aug 2024 to 9 Nov 2024 (78 days) by Re/max Estates, Linlithgow

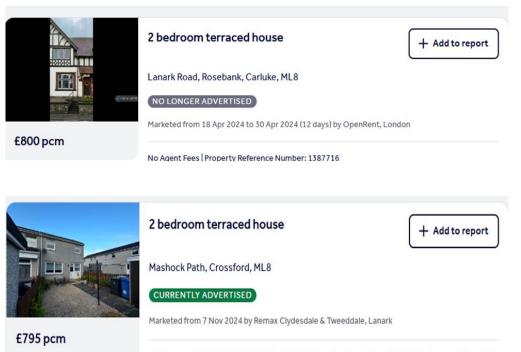
£118,000

Two Bedroom Mid-Terraced property | Fully Refurbished | Turn Key Condition | Great For First Time...

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**.



End Terrace House | Two Double Bedrooms | Lounge | Fitted Kitchen | Family Bathroom With Shower

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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy







Cloglands, Forth, ML11 8EH

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.

