

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Bountrees, Jedburgh,  
TD8 6EY

200043413

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





## Property Description

Our latest listing is in The Bountrees, Jedburgh, TD8 6EY

Get instant cash flow of **£345** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**With a tenant that would like to remain situated, a good potential rental income and a location that allows for easy access to local amenities, this is a perfect addition to an investor's portfolio.**

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



The Bountrees, Jedburgh,  
TD8 6EY

200043413



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Shower Room**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £345**

**Market Rent: £600**

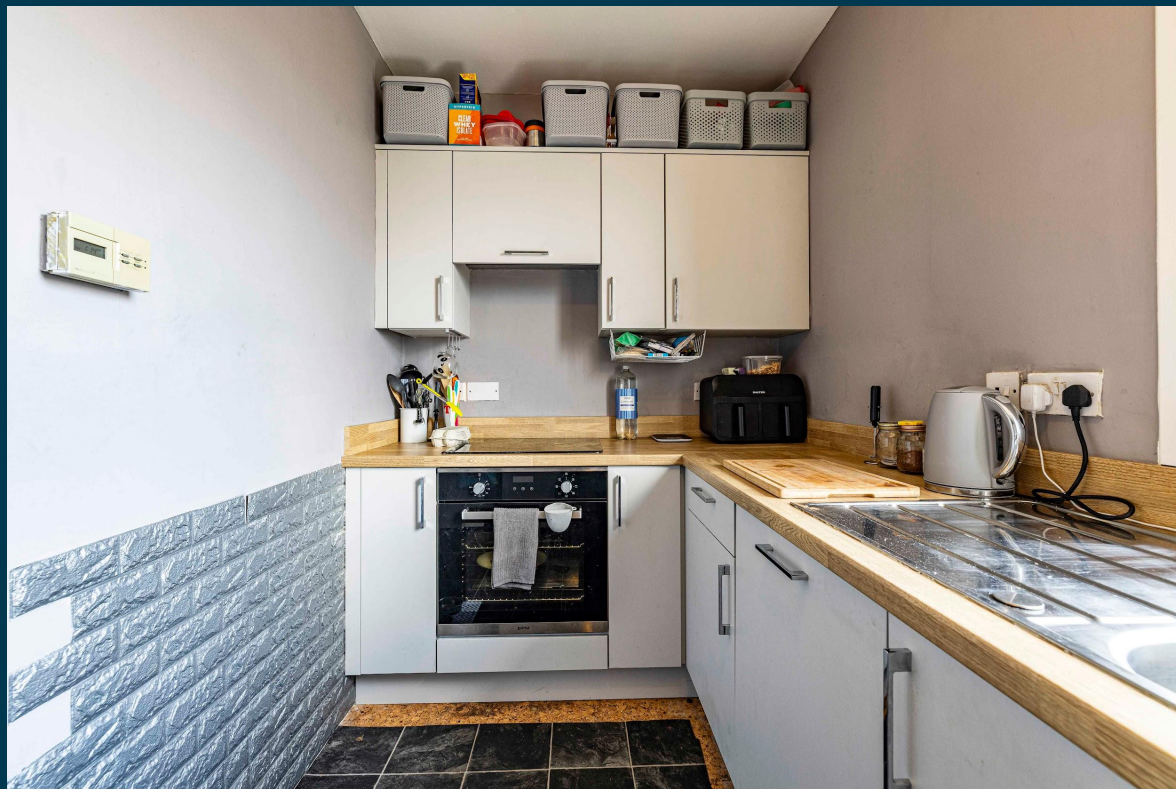


# Lounge





# Kitchen

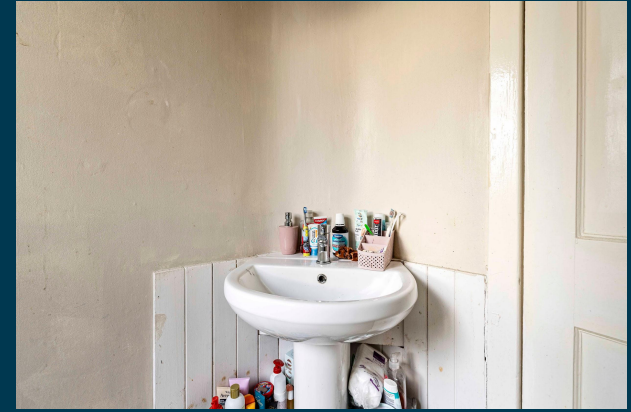


# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £63,750.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	<b>£21,250.00</b>
Stamp Duty ADS @ 6%	<b>£5,100.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£27,350.00</b>



# Projected Investment Return



The monthly rent of this property is currently set at £345 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£345	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£34.50	£60.00
<b>Total Monthly Costs</b>	<b>£315.13</b>	<b>£340.63</b>
<b>Monthly Net Income</b>	<b>£29.88</b>	<b>£259.38</b>
<b>Annual Net Income</b>	<b>£358.50</b>	<b>£3,112.50</b>
<b>Net Return</b>	<b>1.31%</b>	<b>11.38%</b>

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.





# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,912.50**  
Adjusted To

Net Return                      **6.99%**

**If Interest Rates increased by £2.00% (from 5% to £7.00%)**

Annual Net Income      **£1,837.50**  
Adjusted To

Net Return                      **6.72%**

# 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 £90,000.



## 2 bedroom flat for sale

32 Bountrees, Jedburgh

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Immaculate Ground Floor Apartment | 2 Double Bedrooms | Modern Shower Room | Spacious Lounge | Fa...

£89,500



### SOLD PRICE HISTORY

11 May 2023	£90,000
2 Dec 2020	£49,000
21 Feb 2005	£13,320



## 2 bedroom flat for sale

21 Bountrees, Jedburgh

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Great First-Time Buy | Ideal Rental Investment | 2 Bedrooms | Newly Fitted Kitchen | Gas Central ...

£85,000



### SOLD PRICE HISTORY

5 Aug 2022	£85,000
4 Feb 2021	£50,000

# 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

## 2 bedroom flat

Castlegate, Jedburgh, TD8

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Only Available to Students | Property Reference Number: 1556459

Marketed from 21 Nov 2022 to 3 Jan 2023 (42 days) by OpenRent, London



£575 pcm

## 2 bedroom flat

5 Well House, Waterside Road, Jedburgh, TD8 6HB

+ Add to report

CURRENTLY ADVERTISED

Deposit £900 | Council Tax Band A | Well presented throughout | Overlooking the Jed Water | Share...






Marketed from 11 Jan 2024 by Cullen Kilshaw Lettings, Galashiels



# 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)

The Bountrees, Jedburgh, TD8 6EY

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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.



**LETPROPERTY**