

LET PROPERTY PACK

INVESTMENT INFORMATION

Kelton Bank, Glencaple
Road Dumfries, DG1 4TZ

199668570

 www.letproperty.co.uk





Property Description

Our latest listing is in Kelton Bank, Glencaple Road Dumfries, DG1 4TZ

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Kelton Bank, Glencaple
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Property Key Features

2 bedroom

2 bathroom

Garden Grounds

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£100.00
Total Monthly Costs	£490.00
Monthly Net Income	£510.00
Annual Net Income	£6,120.00
Net Return	16.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,120.00**
Adjusted To

Net Return **10.79%**

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

Annual Net Income **£4,320.00**
Adjusted To

Net Return **11.31%**

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 £625,000.



£625,000

6 bedroom detached house for sale

Kelton, Dumfries, DG1

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

CLOSING DATE SET: 16/08/22 @ 12 NOON | 4 reception rooms | 6 bedrooms | 2 bathrooms | Generous g...

Marketed from 13 Jul 2022 to 12 Dec 2022 (152 days) by Savills Rural Sales, Dumfries



£380,000

5 bedroom detached bungalow for sale

Kelton, Dumfries, DG1 4UA

+ Add to report

NO LONGER ADVERTISED SOLD STC

BEAUTIFUL Situation, STUNNING Coastal Views, | Detached Bespoke Bungalow, | 5/6 Bedroom with Mast...

Marketed from 31 Aug 2022 to 23 Nov 2022 (84 days) by Hunters, Carlisle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom semi-detached house

Onyx Mews, London

+ Add to report

NO LONGER ADVERTISED

Duplex Apartment | Two double bedrooms | Two bathrooms | Communal gardens | Allocated parking spa...

SOLD PRICE HISTORY

12 Dec 2003

£296,995



£1,600 pcm

2 bedroom house

Upland Road, South Croydon, CR2

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | Summerhouse | Recently Refurbished | Residential Area | Close to Amenities ...

Marketed from 24 Apr 2023 to 25 Apr 2023 (1 days) by Cray & Norton Estate Agents, Croydon

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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DG1 4TZ

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.



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