

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakwell Park Castle
Douglas, DG7

203209909

 www.letproperty.co.uk





Property Description

Our latest listing is in Oakwell Park Castle Douglas, DG7

Get instant cash flow of **£475** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Oakwell Park Castle
Douglas, DG7

203209909



Property Key Features

3 bedrooms

1 bathroom

Three piece bathroom

Driveway Space

Factor Fees: £0.00

Current Rent: £475

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 800



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	£475	£800
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£47.50	£80.00
Total Monthly Costs	£359.38	£391.88
Monthly Net Income	£115.63	£408.13
Annual Net Income	£1,387.50	£4,897.50
Net Return	4.56%	16.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,297.50**
Adjusted To

Net Return **10.83%**

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

Annual Net Income **£3,472.50**
Adjusted To

Net Return **11.40%**

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 £140,000.



£140,000

Floorplan

3 bedroom terraced house for sale

Oakwell Road, Castle Douglas

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Terrace House | Three Double Bedrooms & Box Room | Gas Central Heating & UPVC Double Glazing | Di...

SOLD PRICE HISTORY

22 Sep 2023	£140,000
11 Jul 2003	£71,000



£135,000

Floorplan

3 bedroom terraced house for sale

47 Alvingham Avenue, Castle Douglas

+ Add to report

CURRENTLY ADVERTISED **UNDER OFFER**

Ground Floor Toilet | Double Glazing | Fireplace / Stove | Gas Central Heating | Enclosed / Walle...

Marketed from 30 Jan 2024 by Williamson & Henry, Kirkcudbright

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**.



£600 pcm

2 bedroom apartment

Tessera Flat, 60 King Street, Castle Douglas, Dumfries and Galloway, DG7

+ Add to report

NO LONGER ADVERTISED

EPC - E51 | LL REG - 243308/355/14401 & 243311/355/14431 | Deposit - £600 | Accomodation Comprise...

Marketed from 15 Dec 2019 to 6 Jan 2020 (22 days) by Galbraith, Castle Douglas



£525 pcm

2 bedroom terraced house

17 Torrs Place, Castle Douglas, Dumfries and Galloway, DG7

+ Add to report

NO LONGER ADVERTISED

LET AGREED






EPC - C (70) | LL REG - 556799/170/14071 & 556801/170/14071 | 2 Double Bedrooms | Gas Central Hea...

SOLD PRICE HISTORY

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

Oakwell Park Castle Douglas, DG7

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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