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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...

LETPR®PERTY





Oakwell Park Castle Douglas, DG7

203209909

3 bedrooms Fac 1 bathroom Cur Three piece bathroom Mar Driveway Space

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Property Key Features

Factor Fees: £0.00

Current Rent: £475

Market Rent: £800

















Bedrooms





Bathroom















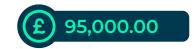
Initial Outlay





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

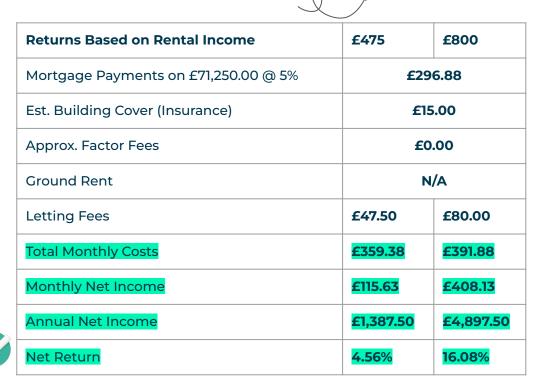


25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

Projected Investment Return



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 ±475 per calendar month but the potential market rent is





800

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.

	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 G Double Glazing Di	as Central Heating & UPVC
£140,000	SOLD PRICE HISTORY	
-	22 Sep 2023	£140,000
E Floorplan	11 Jul 2003	£71,000



£135,000

3 bedroom terraced house for sale

+ Add to report

47 Alvingham Avenue, Castle Douglas

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



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

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

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

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



+ Add to report

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: 5 years +

Payment history: On time for length of tenancy





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.

