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LET PROPERTY PACK

INVESTMENT INFORMATION

Spey Walk, Motherwell, ML1

205751715

(www.letproperty.co.uk





Property Description

Our latest listing is in Spey Walk, Motherwell, ML1

Get instant cash flow of £500 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £779 which would provide the investor a Gross Yield of 7.8% 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





Spey Walk, Motherwell, ML1

205751715

3 bedrooms Factor Fees: £0.00 2 bathrooms Current Rent: £500 Storage Rooms Market Rent: £779 Patio

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Property Key Features













Bedrooms





Bathroom





Exterior





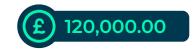
Initial Outlay





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

PROPERTY VALUATION



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. The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£779
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	.00
Ground Rent	£0.00	
Letting Fees	£50.00	£77.90
Total Monthly Costs	£440.00	£467.90
Monthly Net Income	£60.00	£311.10
Annual Net Income	£720.00	£3,733.20
Net Return	1.88%	<mark>9.77</mark> %



Return Stress Test Analysis Report





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

Annual Net Income **£2,175.20** Adjusted To

Net Return

5.69%

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

Annual Net Income **£1,933.20** Adjusted To

Net Return

5.06%

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 £119,995.



£119,995



Spey Walk, Motherwell

NO LONGER ADVERTISED

Four Double Bedrooms | Decked Area | Stunning Kitchen | Spacious Accommodation | **Rarely Available**

SOLD PRICE HISTORY

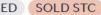


£75,000

3 bedroom terraced house for sale

Spey Walk, Holytown, North Lanarkshire, ML1

NO LONGER ADVERTISED



+ Add to report

+ Add to report

Great sized family home | Private Gardens | Double glazing | Gas Central Heating | Close to publi...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom semi-detached house + Add to report Dornoch Road, Motherwell, North Lanarkshire, ML1 + Add to report NO LONGER ADVERTISED LET AGREED * 2 Bedroom House * LRN: 55119/400/28190 * Available August * LARN1807021 * EPC = D * C
£795 pcm	SOLD PRICE HISTORY
	2 bedroom terraced house + Add to report Spey Walk, Holytown, Motherwell, Lanarkshire, ML1 + Add to report NO LONGER ADVERTISED LET AGREED Family home! 2 Double bedrooms! Dining size kitchen! Spacious and bright Living Room! Bat
	Marketed from 10 Jul 2019 to 19 Apr 2024 (1744 days) by Property Angels Estate Agents, Bothwell

£675 pcm

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+







Spey Walk, Motherwell, ML1

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.

