

PROPERTY INVESTMENT SCHEDULE



40 Fairhurst Drive
Hawick, TD9 8HS



wesellrentedproperty.com

PROPERTY DETAILS

40 Fairhurst Drive
Hawick, TD9 8HS

Offers Over
£105,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 3-bedroom mid-terraced property situated in the picturesque village of Hawick in the Scottish Borders.

Type of Home	Mid Terrace	Bedrooms	3
Tenure	Freehold	Bathrooms	2
Tenant	In Place	Reception	1
Current Rent	£585		
Potential Rent	£650		
Yield	See Pages 7-8		



wesellrentedproperty.com

PROPERTY IMAGES



PROPERTY IMAGES

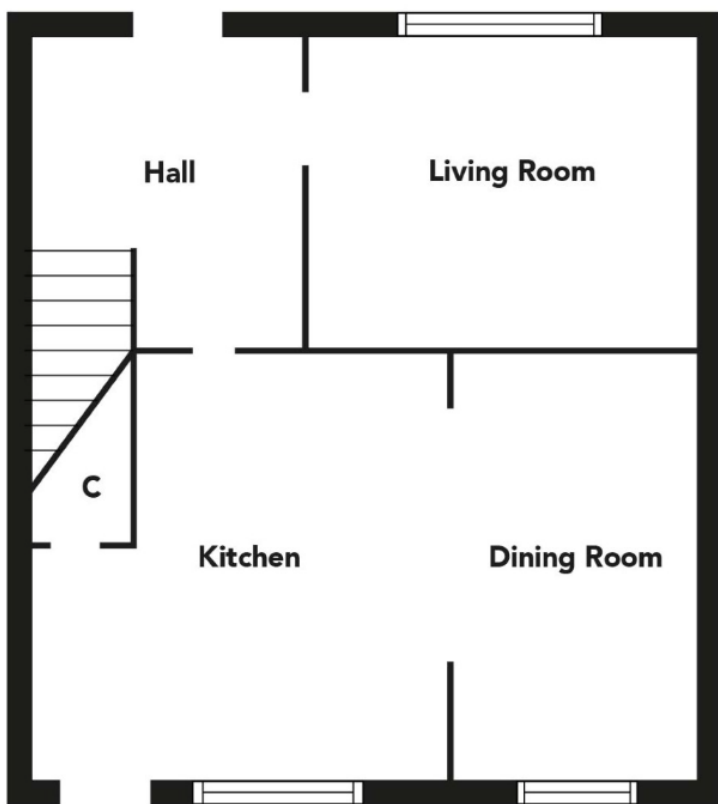


PROPERTY IMAGES

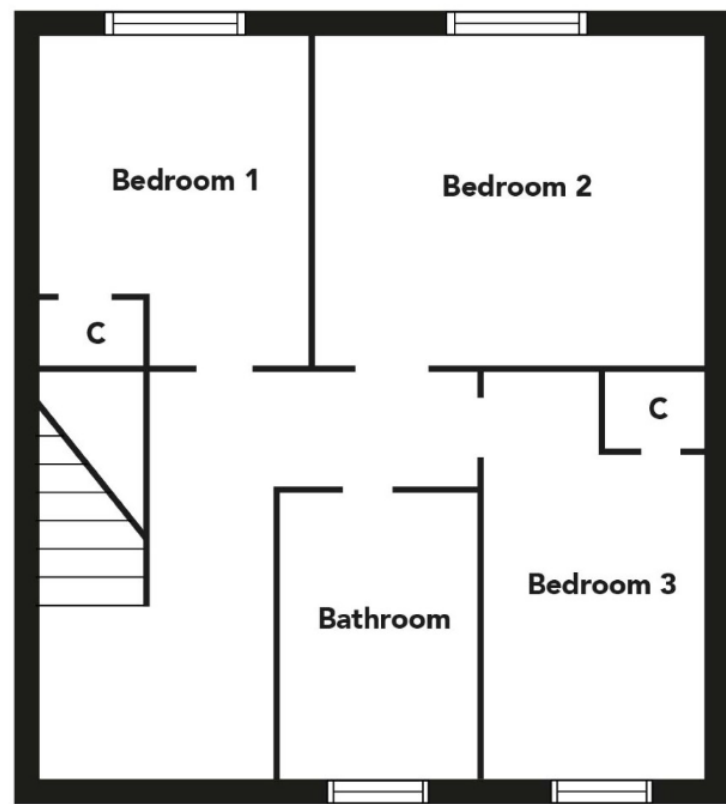


PROPERTY FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



wesellrentedproperty.com

RETURN AT CURRENT RENT

£585 PCM

Cash Purchase Investment / Current Return = 6% Yield

Investment		Income	
House Purchase Price	£110,000	Annual Income	£7,020
SDLT	£6,600	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£117,600	Net Annual Income	£7,020

BTL Mortgage Investment / Current Return = 8.25% Yield

Investment		Income	
25% of Purchase Price	£27,500	Annual Income	£7,020
SDLT	£6,600	Less Mortgage Int	£4,125
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£35,100	Net Annual Income	£2,895

* Assumed 25% deposit & BTL interest rate of 5%



wesellrentedproperty.com

RETURN AT POTENTIAL RENT £650 PCM

Cash Purchase Investment / **Potential Return = 6.6% Yield**

Investment		Income	
House Purchase Price	£110,000	Annual Income	£7,800
SDLT	£6,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£117,600	Net Annual Income	£7,800

BTL Mortgage Investment / **Potential Return = 10.5% Yield**

Investment		Income	
25% of Purchase Price	£27,500	Potential Annual Income	£7,800
SDLT	£6,600	Less Mortgage Int	£4,125
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£35,100	Net Annual Income	£3,675

* Assumed 25% deposit & BTL interest rate of 5%

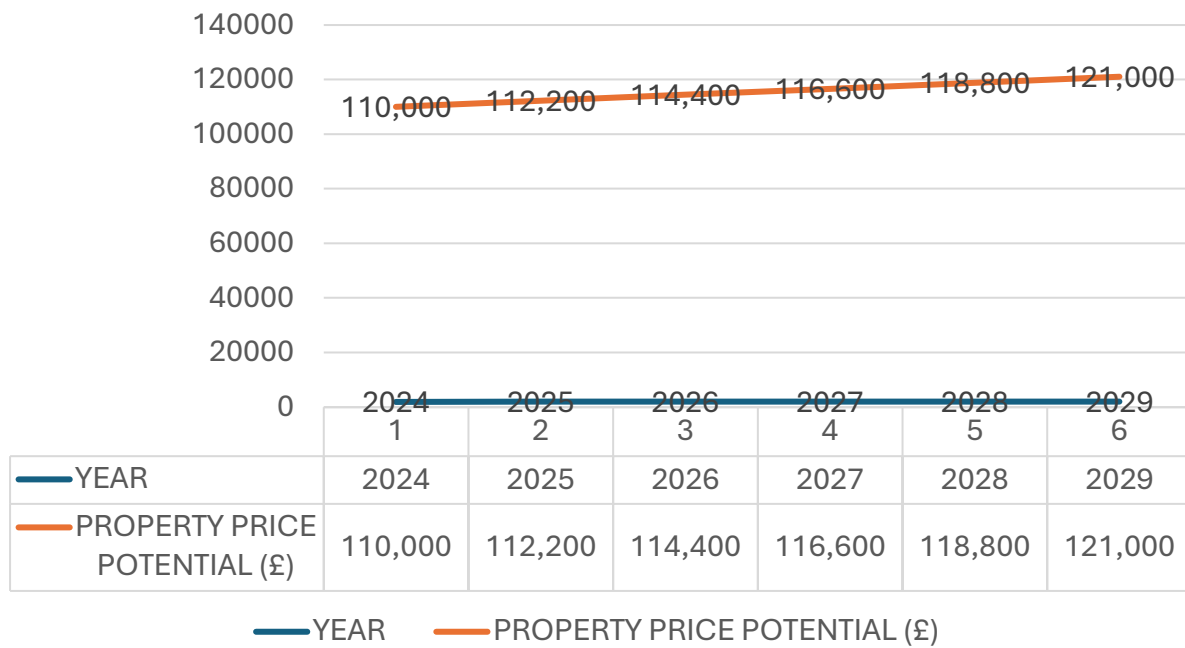


wesellrentedproperty.com

PROJECTED FUTURE VALUE

House prices in Fairhurst Drive have increased by 10% in the last 5 years

Potential Future Value - 5 years



TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 39%

Cash Investment	£117,600
5 Year Income	£35,100
Potential Increase in Value	£11,000
Total Potential Return	£46,100

BTL Mortgage Investment / Potential Total Return 73%

Cash Investment	£35,100
5 Year Net Income	£14,475
Potential Increase in Value	£11,000
Total Potential Return	£25,475



wesellrentedproperty.com

TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 43%

Cash Investment	£117,600
5 Year Income	£39,000
Potential Increase in Value	£11,000
Total Potential Return	£50,000

BTL Mortgage Investment / Potential Total Return 84%

Cash Investment	£35,100
5 Year Net Income	£18,375
Potential Increase in Value	£11,000
Total Potential Return	£29,375



wesellrentedproperty.com

TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



wesellrentedproperty.com

LOCAL SALES ACTIVITY



£115,000

Burnfoot Road, Hawick TD9 **ARCHIVED**

Distance: 0.04 miles

3

We are delighted to bring to market, this very spacious 3 bedroom terraced property in the popular Burnfoot area of town. Conveniently located across from local shops, and bus stop and just a ...

Sale date: Sep 2023 Jun 2009
Price: £115,000 £80,000



£110,000

Fairhurst Drive, Hawick TD9 **ARCHIVED**

Distance: 0.06 miles

3 Semi-detached house / Freehold

We are delighted to bring to market, this 3 bedroom semi-detached family home in the popular Burnfoot area of town. Conveniently located for the local shops, on a good bus route and just a short ...

Sale date: Sep 2023 Apr 2008
Price: £114,000 £24,000



£115,000

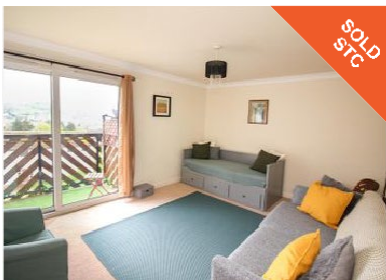
Burnfoot Road, Hawick TD9 **ARCHIVED**

Distance: 0.12 miles

3 Terraced house / Freehold

Surprisingly spacious mid terraced dwelling house set in an elevated position with pleasant views to the front. Well presented rear garden and off street parking and garage located to the rear of ...

Sale date: Nov 2021
Price: £118,000



£55,000

McLaren Court, Hawick TD9 **ARCHIVED**

Distance: 0.13 miles

3 Flat / Freehold

Fantastic opportunity to acquire a spacious second floor 3 bedroom flat, presented for sale in good decorative order. Ideal for a first time buyer with family, or buy to Let opportunity. The ...

Sale date: Aug 2023 May 2021 Nov 2010 May 2008
Price: £54,000 £50,000 £55,000 £70,000



£110,000

Teviotdale Court, Hawick TD9 **ARCHIVED**

Distance: 0.14 miles

6 Maisonette

Buy To Let Investment Opportunity



wesellrentedproperty.com

LOCAL LETTINGS ACTIVITY



£700 pcm (£162 pw)

Burnfoot Road, Hawick TD9

ARCHIVED

Distance: 0.04 miles

2 Semi-detached house

Newly decorated two bedroomed end terraced house.



£500 pcm (£115 pw)

McLaren Court, Hawick TD9

ARCHIVED

Distance: 0.14 miles

2 Flat

First floor two bedroom property, located in the Medows at McLaren Court.



£500 pcm (£115 pw)

McLaren Court, Hawick TD9

ARCHIVED

Distance: 0.14 miles

2 Flat

First floor two bedroom property, located in the Medows at McLaren Court.



£500 pcm (£115 pw)

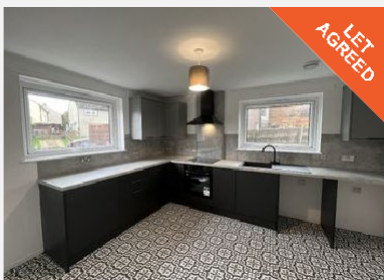
McLaren Court, Hawick TD9

ARCHIVED

Distance: 0.14 miles

2 Flat

First floor two bedroom property, located in the Medows at McLaren Court.



£750 pcm (£173 pw)

Galalaw Road, Hawick TD9

ARCHIVED

Distance: 0.34 miles


3 Semi-detached house


Nearly refurbished three bedroom semi detached property located in a popular residential area for families. Offering spacious rooms and gardens to the front, side and rear of the property along ...



wesellrentedproperty.com

Contact Information

 0141 319 7553

 info@wesellrentedproperty.com

 www.wesellrentedproperty.com

Head Office

New Alderston House
3 Dove Wynd, Bellshill, ML4 3FB

DISCLAIMER

All reasonable efforts have been made by We Sell Rented Property Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

We Sell Rented Property Ltd. accepts zero liability for any, and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by We Sell Rented Property Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141 319 7553 or visit <https://www.wesellrentedproperty.com>. To opt out of future communication, contact us at info@wesellrentedproperty.com.



wesellrentedproperty.com