

PROPERTY INVESTMENT SCHEDULE



29C North Bridge St.
Airdrie
ML6 6NL



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PROPERTY DETAILS

29C North Bridge St.
Airdrie
ML6 6NL

Offers in Excess of
£90,000

*** Investment Property ***

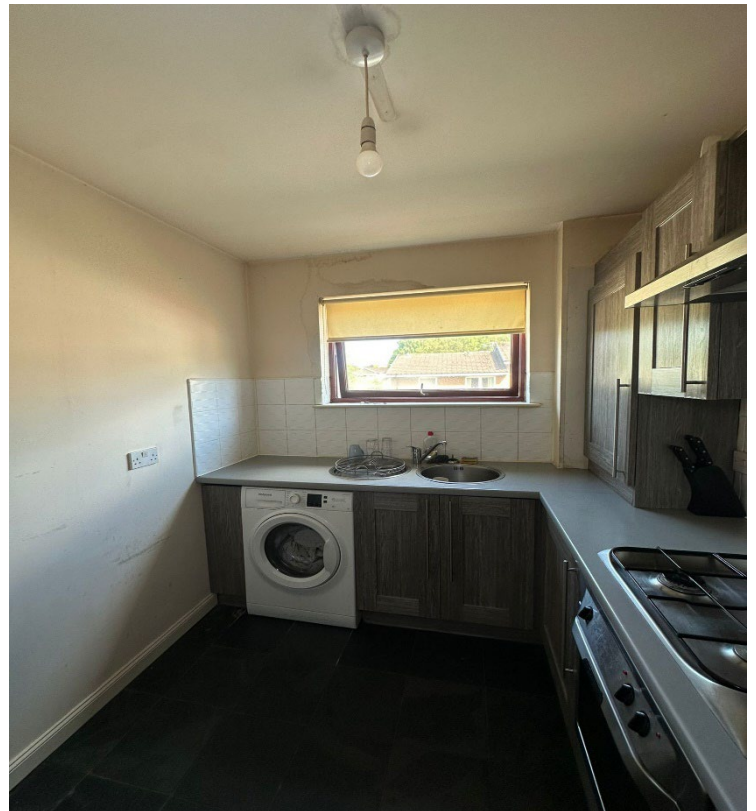
We Sell Rented Property are delighted to bring to the market this delightful 2 Bedroom property in Airdrie town centre.

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£595pcm		
Potential Rent	£700pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES



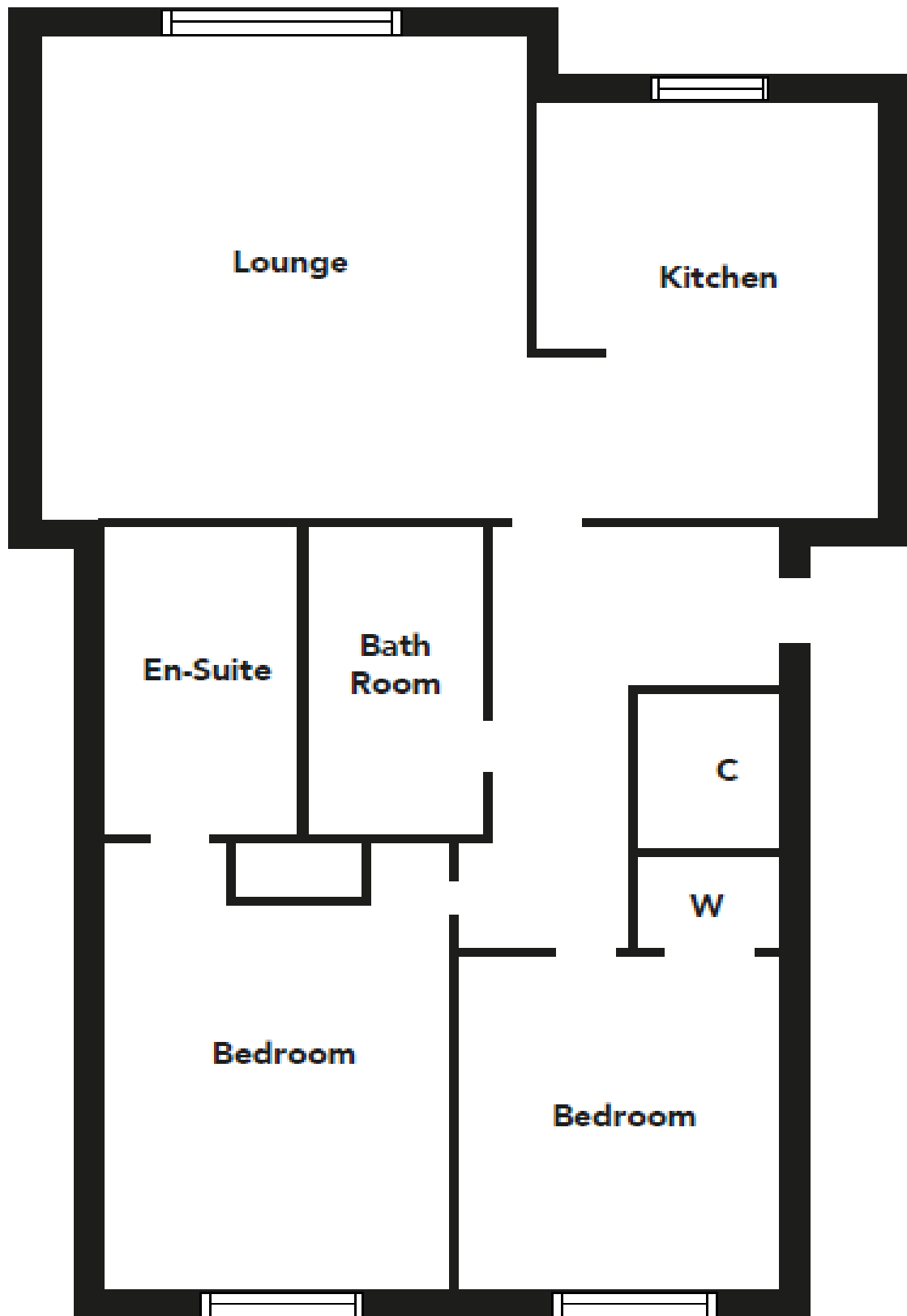
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PROPERTY IMAGES



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FLOOR PLAN



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 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



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RETURN AT CURRENT RENT

£595 PCM

Cash Purchase Investment / Current Return = 5.6% Yield

Investment		Income	
House Purchase Price	£100,000	Annual Income	£7,140
LBTT	£6,000	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£107,000	Net Annual Income	£5,940

BTL Mortgage Investment / Current Return = 6.84% Yield

Investment		Income	
25% of Purchase Price	£25,000	Annual Income	£7,140
LBTT	£6,000	Less Mortgage Int	£3,750
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£32,000	Net Annual Income	£2,190

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



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RETURN AT POTENTIAL RENT

£700 PCM

Cash Purchase Investment / Potential Return = 6.7% Yield

Investment		Income	
House Purchase Price	£100,000	Annual Income	£8,400
LBTT	£6,000	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£107,000	Net Annual Income	£7,200

BTL Mortgage Investment / Potential Return = 10.78% Yield

Investment		Income	
25% of Purchase Price	£25,000	Potential Annual Income	£8,400
LBTT	£6,000	Less Mortgage Int	£3,750
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£32,000	Net Annual Income	£3,450

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

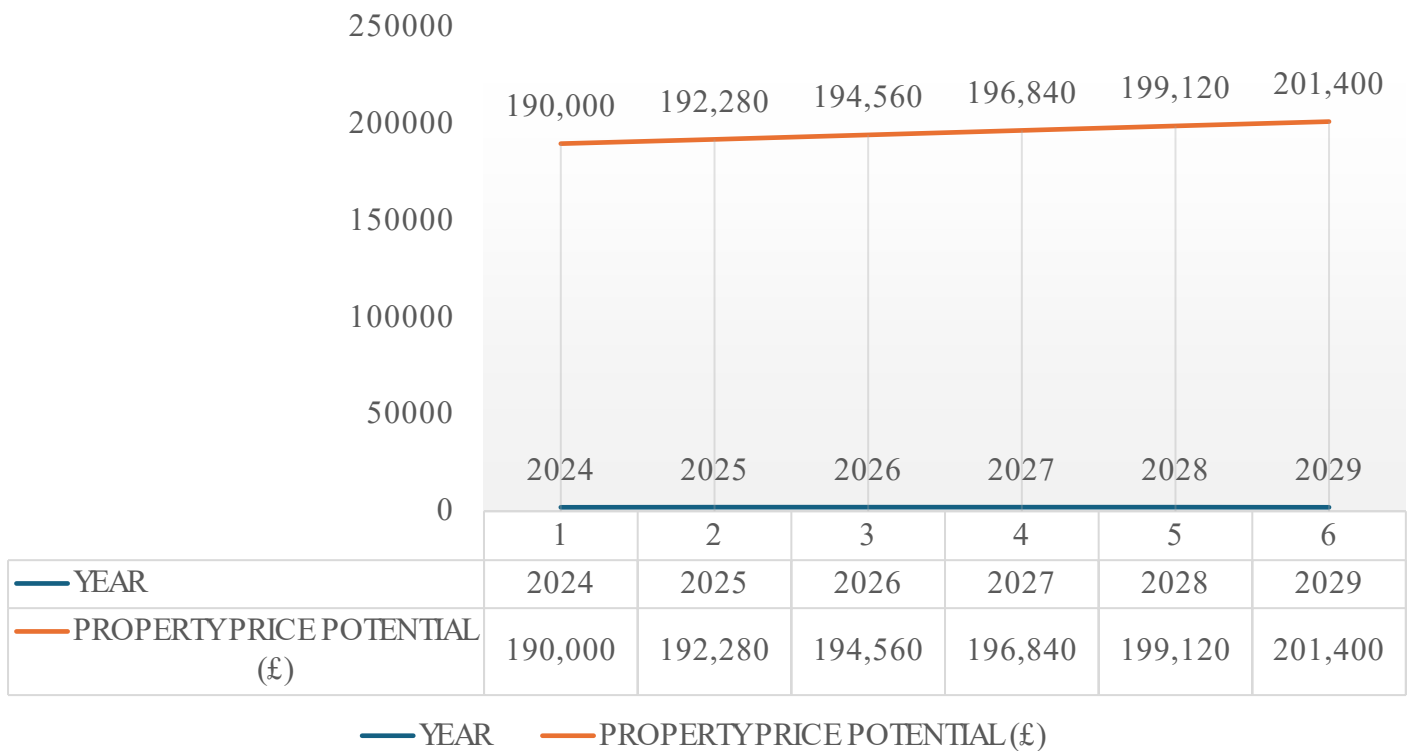


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PROJECTED FUTURE VALUE

House prices in the Airdrie area have increased by 9% in the last 5 years

Potential Future Value - 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 36%

Cash Investment	£107,000
5 Year Income	£29,700
Potential Increase in Value	£9,000
Total Potential Return	£38,700

BTL Mortgage Investment / Potential Total Return 62%

Cash Investment	£32,000
5 Year Net Income	£10,950
Potential Increase in Value	£9,000
Total Potential Return	£19,950



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 42%

Cash Investment	£107,000
5 Year Income	£36,000
Potential Increase in Value	£9,000
Total Potential Return	£45,000

BTL Mortgage Investment / Potential Total Return 82%

Cash Investment	£32,000
5 Year Net Income	£17,250
Potential Increase in Value	£9,000
Total Potential Return	£26,250



TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



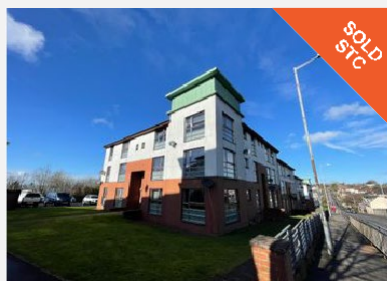
Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY

Comparable sale properties



A **£110,000**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 **Flat / Freehold**

2 Bedroom Top Floor Executive Apartment - Excellent Walk in Condition Throughout - Ample Parking - Brand New Master En-suite - Home Report Available - Must Be Viewed

Sale date:	May 2023	Feb 2023	Jun 2009	Sep 2007
Price:	£117,000	£74,600	£76,000	£115,000



B **£102,500**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 **Flat / Freehold**

2 Bedroom Top Floor Executive Apartment Excellent Walk in Condition Throughout Ample Parking Master En-suite Home Report Available Must Be Viewed



C **£105,000**
North Bridge Street, Airdrie, Airdrie ML6 **ARCHIVED**

2 **Flat / Freehold**

A beautifully presented two-bedroom apartment situated on the preferred first floor close to Airdrie Town Centre. The apartment is decorated in neutral tones and complimented with a mixture of ...

Sale date:	Nov 2023	May 2016	Oct 2005	May 2004
Price:	£111,000	£78,000	£84,995	£72,000



D **£100,000**
23g North Bridge Street, Airdrie ML6 6NL

Sale date: Mar 2024

Sale date:	Mar 2024	Mar 2016
Price:	£100,000	£74,000



E **£106,500**
17f North Bridge Street, Airdrie ML6 6NL

Sale date: Dec 2023

Sale date:	Dec 2023	Jan 2023	Feb 2019	Aug 2006
Price:	£106,500	£96,000	£75,000	£90,000
	Apr 2004			
	£77,500			



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



F **£550 pcm (£127 pw)**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

Mavor & Company delighted to present this lovely 2 bed unfurnished top floor flat in Airdrie. The property is bright and spacious with built in wardrobes and an en-suite.



G **£550 pcm (£127 pw)**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

Mavor & Company delighted to present this lovely 2 bed unfurnished top floor flat in Airdrie. The property is bright and spacious with built in wardrobes and an en-suite.



H **£850 pcm (£196 pw)**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

G4 Properties are excited to offer to the rental market this ground floor, two bedroom unfurnished modern apartment which offers a well-proportioned layout and is finished to a high standard ...



I **£795 pcm (£183 pw)**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

G4 Properties are excited to offer to the rental market this two bedroom unfurnished modern apartment which offers a well-proportioned layout and is finished to a high standard throughout.



J **£850 pcm (£196 pw)**
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat


G4 Properties are excited to offer to the rental market this ground floor, two bedroom unfurnished modern apartment which offers a well-proportioned layout and is finished to a high standard ...



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