

# PROPERTY INVESTMENT SCHEDULE



10A Alexander St.  
Airdrie  
ML6 0BA

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# PROPERTY DETAILS

10A Alexander St.  
Airdrie  
ML6 0BA

Offers in Excess of  
£71,500

## \*\*\* Investment Property \*\*\*

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

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£595pcm		
Potential Rent	£650		
Yield	See Pages 7-8		



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# PROPERTY IMAGES



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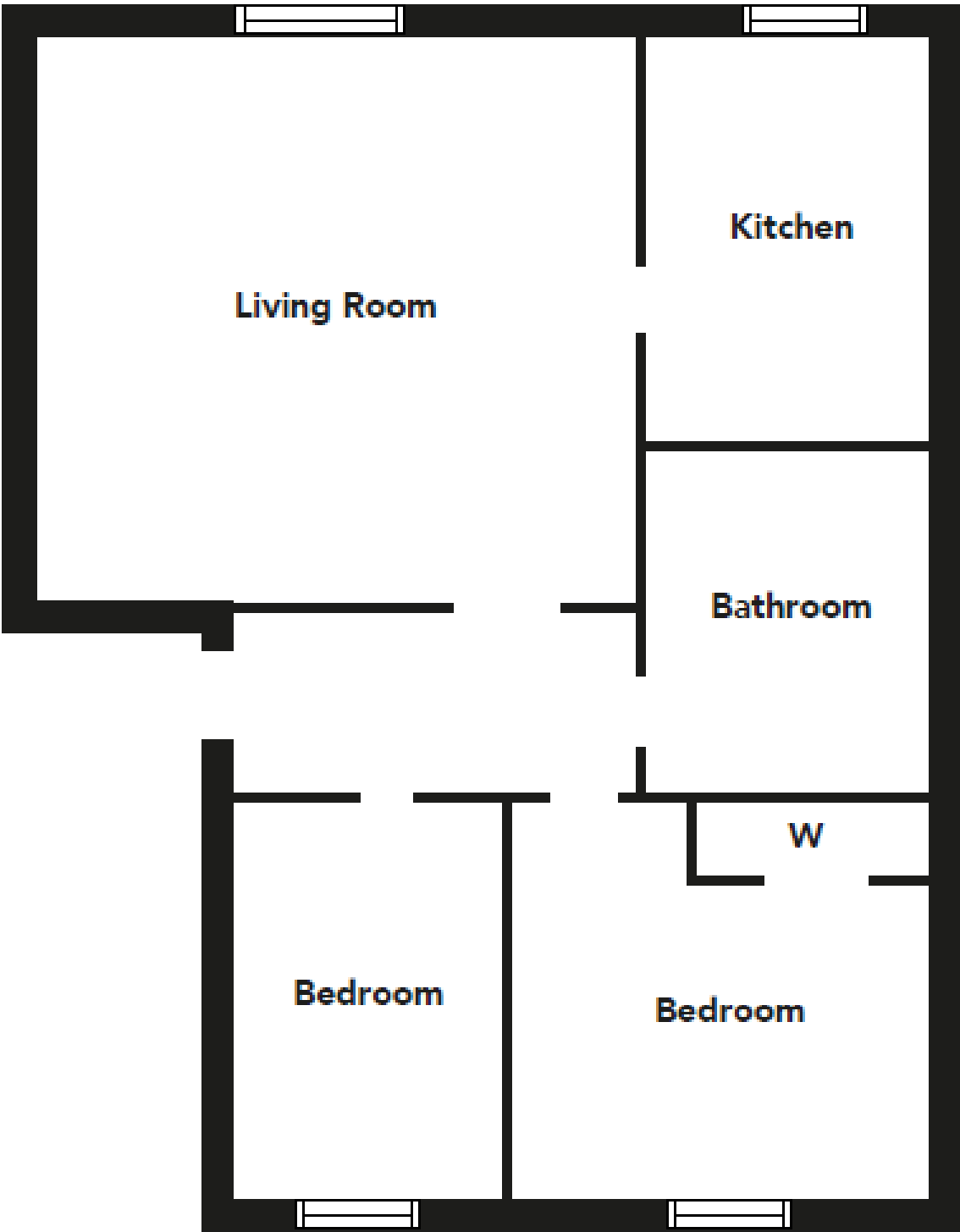


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# PROPERTY IMAGES



# FLOORPLAN



# 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 = 9.1% Yield

Investment		Income	
House Purchase Price	£73,000	Annual Income	£7,140
LBTT	£4,380	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£78,380	Net Annual Income	£7,140

BTL Mortgage Investment / Current Return = 18.63% Yield

Investment		Income	
25% of Purchase Price	£18,250	Annual Income	£7,140
LBTT	£4,380	Less Mortgage Int	£2,738
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£23,630	Net Annual Income	£4,403

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



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# RETURN AT POTENTIAL RENT

## £650 PCM

Cash Purchase Investment / Potential Return = 10% Yield

Investment		Income	
House Purchase Price	£73,000	Annual Income	£7,800
LBTT	£4,380	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£78,380	Net Annual Income	£7,800

BTL Mortgage Investment / Potential Return = 21.42% Yield

Investment		Income	
25% of Purchase Price	£18,250	Potential Annual Income	£7,800
LBTT	£4,380	Less Mortgage Int	£2,738
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£23,630	Net Annual Income	£5,063

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

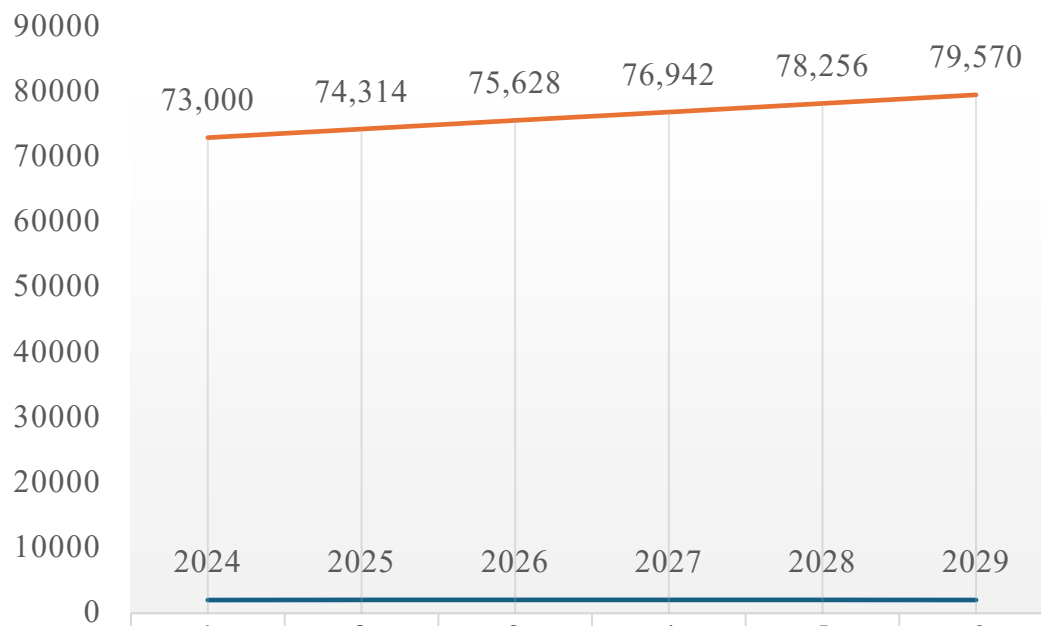


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# PROJECTED FUTURE VALUE

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

Potential Future Value - 5 years



YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	73,000	74,314	75,628	76,942	78,256	79,570

— YEAR — PROPERTY PRICE POTENTIAL (£)

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 54%

Cash Investment	£78,380
5 Year Income	£35,700
Potential Increase in Value	£6,570
Total Potential Return	£42,270

BTL Mortgage Investment / Potential Total Return 121%

Cash Investment	£23,630
5 Year Net Income	£22,013
Potential Increase in Value	£6,570
Total Potential Return	£28,583



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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 58%

Cash Investment	£78,380
5 Year Income	£39,000
Potential Increase in Value	£6,570
Total Potential Return	£45,570

BTL Mortgage Investment / Potential Total Return 135%

Cash Investment	£23,630
5 Year Net Income	£25,313
Potential Increase in Value	£6,570
Total Potential Return	£31,883



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# 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

## 4c, Alexander Street, Airdrie, Lanarkshire ML6 0BA

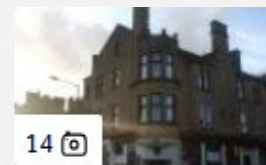
3 bed, unknown

£115,000

8 Apr 2024

£107,899

2 Mar 2023



## 12a, Alexander Street, Airdrie, Lanarkshire ML6 0BA

2 bed, unknown

£62,000

14 Sep 2022



£69,000

10b Alexander Street, Airdrie ML6 0BA

Distance: 0.01 miles

Sale date: Mar 2022

Sale date: Mar 2022  
Price: £69,000



£59,995

Alexander Street, Airdrie ML6 **ARCHIVED**

Distance: 0.01 miles

2  Flat / Freehold

Located in the town of Airdrie lies this ground floor two-bedroom flat which boasts generous living accommodation over one level.

Sale date: Apr 2007  
Price: £77,500



£39,500

4a Alexander Street, Airdrie ML6 0BA

Distance: 0.05 miles

Sale date: Oct 2021

Sale date: Oct 2021    Mar 2006    Nov 2003  
Price: £39,500    £62,000    £42,500



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# LOCAL LETTINGS ACTIVITY



**£595 pcm (£114 pw)**

Craig Street, Airdrie ML6 **ARCHIVED**

Distance: 0.07 miles

2 Flat

A modern two bedroom apartment located in a quiet cul de sac close to Airdrie town centre



**£650 pcm (£104 pw)**

West Kirk Street, Airdrie, North Lanarkshire ML6

Distance: 0.08 miles

**ARCHIVED**

3 Flat

Three bedroom ground first floor apartment offered to let in popular Whinhall, Airdrie. Property finished to a high standard throughout. Located nearby Airdrie town centre and train station. ...



**£450 pcm (£104 pw)**

West Kirk Street, Airdrie, North Lanarkshire ML6

Distance: 0.08 miles

**ARCHIVED**

3 Flat

Three bedroom ground first floor apartment offered to let in popular Whinhall, Airdrie. Property finished to a high standard throughout. Located nearby Airdrie town centre and train station. ...



**£550 pcm (£104 pw)**

West Kirk Street, Airdrie, North Lanarkshire ML6

Distance: 0.08 miles

**ARCHIVED**

2 Flat

Two bedroom ground floor flat offered to let in Whinhall, Airdrie. Located close by town centre & transport links.



**£425 pcm (£98 pw)**

Stirling Street, Airdrie ML6 **ARCHIVED**

Distance: 0.1 miles

1 Flat


Conveniently located in the 'heart' of Airdrie Town Centre, close to all amenities, and in front of Airdrie public baths and town hall, with only a 2-minute walk from Airdrie railway station, with ...



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# Contact Information

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