

LET PROPERTY PACK

INVESTMENT INFORMATION

McLellan Court
Friockheim, Arbroath, DD11
4XD

194393676

 www.letproperty.co.uk





Property Description

Our latest listing is in McLellan Court
Friockheim, Arbroath, DD11 4XD

Get instant cash flow of **£600** per calendar
month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£950**
which would provide the investor a Gross Yield
of **9.1%** 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...



McLellan Court
Frickheim, Arbroath,
DD11 4XD

194393676



Property Key Features

2 bedrooms

1 bathroom

Double Glazed Window

Rear Garden

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £600

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£600	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£60.00	£95.00
Total Monthly Costs	£465.63	£500.63
Monthly Net Income	£134.38	£449.38
Annual Net Income	£1,612.50	£5,392.50
Net Return	4.06%	13.57%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,492.50**
Adjusted To

Net Return **8.79%**

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

Annual Net Income **£3,517.50**
Adjusted To

Net Return **8.85%**

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 £183,500.



£175,000

2 bedroom detached bungalow for sale

Pine Way, Frickheim

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

HOME REPORT VALUATION £180,000 | DRIVEWAY, ATTRACTIVE GARDENS & SHED | MODERN DETACHED BUNGALOW |...

Marketed from 24 Jan 2020 to 18 Jan 2021 (359 days) by Yopa, Scotland & The North



£179,000

2 bedroom bungalow for sale

Kirkden Street, Frickheim, Angus, DD11

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Superb Gardens | Stunning property | Double glazing | Gas Heating | Luxury Kitchen | Quality bat...

Marketed from 15 Mar 2021 to 22 Sep 2021 (191 days) by Wardhaugh Property, Arbroath



Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom bungalow

Warrack Street, St Andrews, Fife, KY16

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUDENT ACCOMMODATION 2021-2022 AVAILABLE 30TH JULY 2021 Detached house less than a mile from St ...

SOLD PRICE HISTORY

21 Oct 2016

£226,854



£1,275 pcm

2 bedroom semi-detached house

Westerton Avenue, Broughty Ferry, Dundee, DD5

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1530564

Marketed from 26 Oct 2022 to 24 Nov 2022 (29 days) by OpenRent, London

Current Tenant Profile



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**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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.



www.letproperty.co.uk

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4XD

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.



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