

LET PROPERTY PACK

INVESTMENT INFORMATION

Morris Court, Perth, PH1
2SZ

211583827

 www.letproperty.co.uk





Property Description

Our latest listing is in Morris Court, Perth, PH1 2SZ

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£781** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Morris Court, Perth, PH1
2SZ

211583827



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £141.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £781

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 £750 per calendar month but the potential market rent is

£ 781

Returns Based on Rental Income	£750	£781
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£78.10
Total Monthly Costs	£621.63	£624.73
Monthly Net Income	£128.38	£156.28
Annual Net Income	£1,540.50	£1,875.30
Net Return	3.88%	4.72%

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 **£313.30**
Adjusted To

Net Return **0.79%**

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

Annual Net Income **£0.30**
Adjusted To

Net Return **0.00%**

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 £199,000.



£199,000

2 bedroom flat for sale

+ Add to report

11 Rosslyn House, Glasgow Road, Perth, PH2 0GX

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Jan 2023 to 21 Aug 2023 (209 days) by Possible Estate Agents, Perth

Superb first floor apartment | 2 double bedrooms 1 en-suite | Large open-plan lounge/dining kitch...



£187,500

2 bedroom flat for sale

+ Add to report

48 Morris Court, Perth, PH1 2SZ

NO LONGER ADVERTISED **SOLD STC**


Marketed from 23 Jun 2023 to 22 Sep 2023 (90 days) by Possible Estate Agents, Perth

Superb penthouse apartment | 2 bedrooms 1 en-suite | Large lounge/dining area | Breakfasting kitc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.




2 bedroom flat [+ Add to report](#)

Cornhill Road, Perth


NO LONGER ADVERTISED **LET AGREED**

Marketed from 21 May 2024 to 13 Jun 2024 (23 days) by Premier Properties Perth, Perth


Premier Properties Perth are delighted to bring to the rental market this stunning 2 bed top floo...

 Sold price history: [View](#)

01/10/2003	£102,000
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 EPC: [View](#)

(Approx.) Sqft: **732 sq ft** Price (£) per sqft: **£1.30**



2 bedroom flat [+ Add to report](#)

Rosslyn Avenue, Perth, Perthshire, PH2

NO LONGER ADVERTISED

Marketed from 18 Sep 2023 to 22 Sep 2023 (3 days) by Simple Approach Estate Agents, Perth

£950 pcm

£950 pcm

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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

Morris Court, Perth, PH1 2SZ

PROPERTY ID: 12345678

Interested in this
property investment?

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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