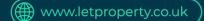


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Woodlands Drive, Lhanbryde, Elgin, IV30 8JU

211411962











### **Property Description**

Our latest listing is in Woodlands Drive, Lhanbryde, Elgin, IV30 8JU

Get instant cash flow of £495 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 16% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return

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







Woodlands Drive, Lhanbryde, Elgin, IV30 8JU

211411962



1 bedroom

1 Bathroom

**Spacious Lounge** 

**Well Maintained Property** 

**Factor Fees: TBC** 

**Ground Rent: FREEHOLD** 

Lease Length: FREEHOLD

**Current Rent: £495** 

Market Rent: £1,000

# Lounge









# Kitchen









## **Bedrooms**







# **Bathroom**







## **Exterior**







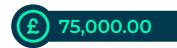
## **Initial Outlay**





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£18,750.00** 

Stamp Duty ADS @ 6% **£4,500.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £24,250.00

#### **Projected Investment Return**





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.

The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

	1000
	1,000
1	

Returns Based on Rental Income	£495	£1,000
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	FREEHOLD	
Letting Fees	£49.50	£100.00
Total Monthly Costs	£298.88	£349.38
Monthly Net Income	£196.13	£650.63
Annual Net Income	£2,353.50	£7,807.50
Net Return	9.71%	32.20%

### Return Stress Test Analysis Report





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

Annual Net Income

£5,807.50

Adjusted To

Net Return

23.95%

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

Annual Net Income

£6,682.50

Adjusted To

Net Return

**27.56**%

## 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 £90,000.





+ Add to report

Muirtown Street, Inverness, IV3 5HY

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2023 to 14 Feb 2024 (238 days) by Hamish Homes Ltd, Inverness



£85,000

#### 1 bedroom maisonette for sale

+ Add to report

Milton Mill, Invergordon, IV18 0NQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Mar 2024 to 20 Sep 2024 (184 days) by Hamish Homes Ltd, Inverness

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £866 based on the analysis carried out by our letting team at **Let Property Management**.







#### **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: 5 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.







Interested in this property investment?

Call us on **0141 478 0985** 

Woodlands Drive, Lhanbryde, Elgin, IV30 8JU

PROPERTY ID: 12345678

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.

