

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodlands Drive,
Lhanbryde, Elgin, IV30 8JU

211411962

 www.letproperty.co.uk





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

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Property Key Features

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





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

£ 75,000.00

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



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

£ 1,000

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	TBC	
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%

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 **£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.



1 bedroom maisonette for sale

+ 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



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**.



£866 pcm

1 bedroom flat

+ Add to report

Castle Street, Inverness, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2024 to 15 Aug 2024 (21 days) by Macleod & MacCallum, Inverness



£795 pcm

1 bedroom flat

+ Add to report

Pumpgate Court, Inverness, Highland, IV3

NO LONGER ADVERTISED






LET AGREED

Marketed from 27 Aug 2024 to 25 Oct 2024 (58 days) by YOUR MOVE, Inverness

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: **5 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.



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8JU

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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