

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Lhanbryde,
Elgin, IV30 8PJ

211726905

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Lhanbryde, Elgin, IV30 8PJ

Get instant cash flow of **£1,090** per calendar month with a **9.1%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Elgin, it will make for a reliable long term investment for an investor.

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



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Property Key Features

3 Bedrooms

3 Bathroom

Multi-Unit Property

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,090

Market Rent: £1,090

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£4,290
Legal Fees	£1,000.00
Total Investment	£41,040.00

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.



Returns Based on Rental Income	£1,090
Mortgage Payments on £107,250.00 @ 5%	£446.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£109.00
Total Monthly Costs	£570.88
Monthly Net Income	£519.13
Annual Net Income	£6,229.50
Net Return	15.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,049.50**
Adjusted To

Net Return **9.87%**

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

Annual Net Income **£4,084.50**
Adjusted To

Net Return **9.95%**

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 £145,000.



4 bedroom flat for sale + Add to report

18-24, Park Road, Lhanbryde, Elgin, IV308PJ

NO LONGER ADVERTISED

Marketed from 8 Apr 2022 to 12 Apr 2022 (3 days) by Future Property Auctions, Glasgow

£145,000

****TENANTED INVESTMENT OPPORTUNITY**** Portfolio sale of 3 tenanted flats and one commercial property...

PROPERTY INFORMATION

- Good condition
- 4 bedroom
- Offer over £145,000



1 bedroom bungalow for sale + Add to report

22, Park Road, Lhanbryde

CURRENTLY ADVERTISED

Marketed from 17 Jun 2022 by Cluny Estates Agents & Property Management, Elgin

£125,000

TWO SEMI-DETACHED BUNGALOWS AND ONE DETACHED BUNGALOW | ONE BEDROOM PER PROPERTY | ELECTRIC HEATL...

PROPERTY INFORMATION

- Good condition
- 1 bedroom
- Offer over £125,000

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.



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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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