

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Lhanbryde, Elgin, IV30 8PJ

211726905









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...







Park Road, Lhanbryde, Elgin, IV30 8PJ



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

211726905

Lounge









Kitchen









Bedrooms





Bathroom







Exterior







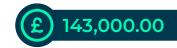
Initial Outlay





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



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	ТВС
Ground Rent	Freehol d
Letting Fees	£109.00
Total Monthly Costs	£570.88
Monthly Net Income	£519.13
Annual Net Income	£6,229.5 0
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.



PROPERTY INFORMATION

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



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



Current term of tenancy: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**

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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.

