

LET PROPERTY PACK

INVESTMENT INFORMATION

North Street Forfar, DD8
3BJ

193401798

 www.letproperty.co.uk





Property Description

Our latest listing is in North Street Forfar, DD8 3BJ

Get instant cash flow of **£556.00** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8%** if the rent was increased to market rate.

With close proximity to valuable amenities and a potential rental income that ensures a great return on investment, this property would prove to be a reliable and rewarding long term rental investment

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



North Street Forfar, DD8
3BJ

193401798



Property Key Features

3 Bedroom

2 Bathroom

Bathroom and Ensuite

Private Garden Grounds

Factor Fees: £0.00

Current Rent: £556.00

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
Legal Fees	£1,000.00
Total Investment	£33,550.00

Projected Investment Return



The monthly rent of this property is currently set at £556.00 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£556.00	£700
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£55.00	£70.00
Total Monthly Costs	£398.73	£413.13
Monthly Net Income	£157.28	£286.88
Annual Net Income	£1,887.30	£3,442.50
Net Return	5.63%	10.26%

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 **£2,042.50**
Adjusted To

Net Return **6.09%**

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


Annual Net Income **£1,867.50**
Adjusted To


Net Return **5.57%**

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 £128,500.00.

 Floorplan



£100,000

4 bedroom flat for sale

North Street, Forfar

+ Add to report

NO LONGER ADVERTISED SOLD STC

An Excellent Maisonette Flat | Private Garden And 2 Sheds | Very Good Condition | Convenient For ...

SOLD PRICE HISTORY

 Floorplan



£135,000

3 bedroom apartment for sale

East High Street, Forfar

+ Add to report

NO LONGER ADVERTISED SOLD STC

A Superbly Spacious Townhouse | Excellent Town Centre Location | 2 Private Parking Spaces | Priva...

SOLD PRICE HISTORY

7 Apr 2023	£128,500
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat

Montrose Road, Forfar, DD8

NO LONGER ADVERTISED

Key features

Excellent School Location | Close to the local Hospital | Communal Garden Well Maintained | Integrated Dishwasher | Integrated Oven, Hob ...

Marketed from 21 Mar 2023 to 6 Apr 2023 (15 days) by RentLocally.co.uk Ltd, Dundee

+ Add to report



3 bedroom flat

67B North Street, Forfar, DD8 3BL

NO LONGER ADVERTISED

Key features

Hidden gem of a flat in central Forfar location. The spacious and well laid out accommodation comprises: Ground Floor: Entrance Utility /Storage ...






Marketed from 2 Mar 2023 to 2 Mar 2023 by Direct Lettings (Scotland) Ltd, Dundee

+ Add to report

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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

[Field - Address]

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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