

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

High Street, Brechin, DD9 6EZ

195838497











#### **Property Description**

Our latest listing is in High Street, Brechin, DD9 6EZ

Get instant cash flow of £500.00 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

With close proximity to valuable amenities and a potential rental income that ensures a good 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...









2 Bedroom

1 Bathroom

**Modern Kitchen** 

Four Piece Bathroom

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £600

High Street, Brechin, DD9 6EZ

195838497

## Lounge





### Kitchen







#### **Bedrooms**









## **Bathroom**







#### **Exterior**









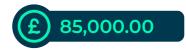
#### **Initial Outlay**





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£21,250.00** 

Stamp Duty ADS @ 6% **£5,100.00** 

Legal Fees £1,000.00

Total Investment £27,350.00

#### **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 £500.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£500.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£60.00
Total Monthly Costs	£330.63	£340.63
Monthly Net Income	£169.38	£259.38
Annual Net Income	£2,032.50	£3,112.50
Net Return	7.43%	11.38%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,912.50

Adjusted To

Net Return

6.99%

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

Annual Net Income

£1,837.50

Adjusted To

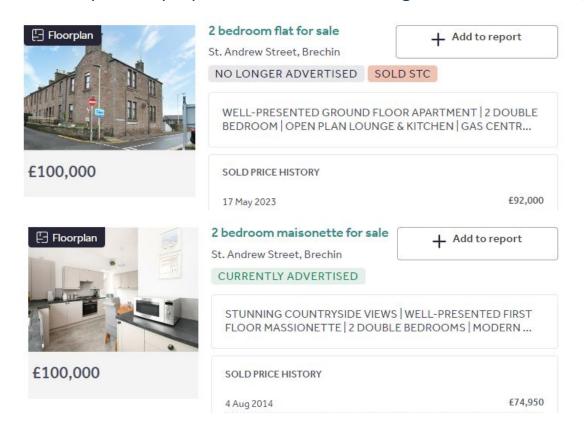
Net Return

**6.72**%

#### Sale Comparables Report



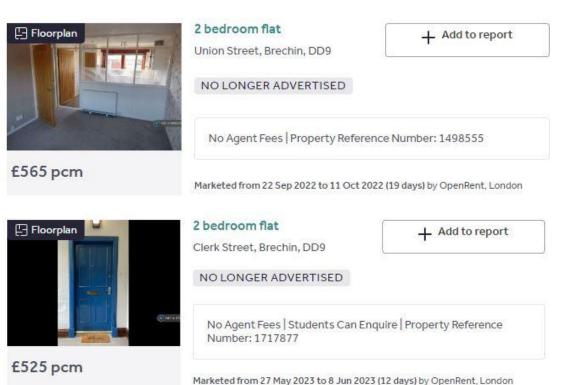
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £92,000.00.



#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £565.00 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: 2 years +



Standard Short Assured Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



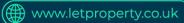
Fully compliant tenancy: Yes

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?

Make an offer or book a viewing

Call us on 0141 478 0985

High Street, Brechin, DD9 6EZ



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.