

LET PROPERTY PACK

INVESTMENT INFORMATION

Macintyre Place, Dingwall, IV15 9NB

193538695











Property Description

Our latest listing is in Macintyre Place, Dingwall, IV15 9NB

Get instant cash flow of £400.00 per calendar month with a 5.6% 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 a location that allows for easy access to various amenities, a long term tenant currently situated, and a reasonable rental returns, this will be a great addition to an investor's portfolio!

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









1 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £400.00

Market Rent: £600

193538695

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 £400.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£400.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£40.00	£60.00
Total Monthly Costs	£320.63	£340.63
Monthly Net Income	£79.38	£259.38
Annual Net Income	£952.50	£3,112.50
Net Return	3.48%	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 £90,200.00.



£90,000

1 bedroom flat for sale

Tulloch Square, Dingwall, IV15

CURRENTLY ADVERTISED

Key features

First Floor Flat | Quiet Location | Spacious | Well Presented | One Bedroom

Marketed from 25 May 2023 by Purplebricks, covering Inverness

Sold price history 28 Oct 2019

£90,200



£68,000

1 bedroom flat for sale

Macintyre Place, Dingwall

NO LONGER ADVERTISED

Key features

*** £10000 Below Home Report Value *** | Newly Fitted Bathroom | Generous Storage | Council Tax Band B | EPC Band E

Marketed from 5 Jul 2019 to 4 Oct 2019 (91 days) by Highland Residential, Highland Residential

Sold price history

3 Jun 2008 £80,000

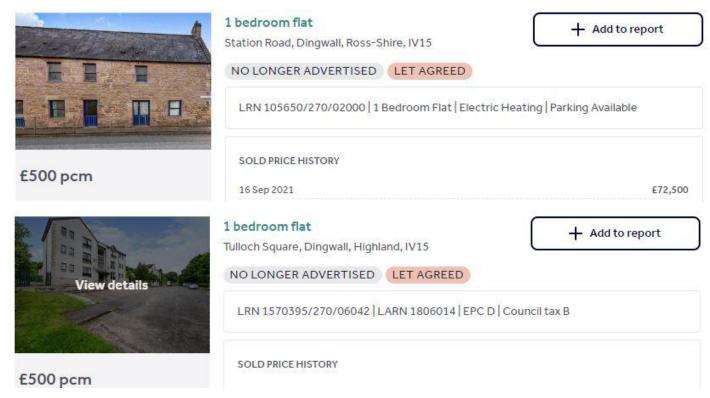
+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500.00 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 in 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

Macintyre Place, Dingwall, IV15 9NB



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.