

LET PROPERTY PACK

INVESTMENT INFORMATION

Macintyre Place, Dingwall,
IV15 9NB

193538695

 www.letproperty.co.uk





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...



Macintyre Place,
Dingwall, IV15 9NB

193538695



Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £400.00

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 85,000.00

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



The monthly rent of this property is currently set at £400.00 per calendar month but the potential market rent is

£ 600

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%

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 **£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.

 Floorplan



£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

+ Add to report

Sold price history

28 Oct 2019	£90,200
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 Floorplan



£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

+ Add to report

Sold price history

3 Jun 2008	£80,000
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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**.



£500 pcm

1 bedroom flat

Station Road, Dingwall, Ross-Shire, IV15

+ Add to report

NO LONGER ADVERTISED LET AGREED

LRN 105650/270/02000 | 1 Bedroom Flat | Electric Heating | Parking Available

SOLD PRICE HISTORY

16 Sep 2021

£72,500



£500 pcm

1 bedroom flat

Tulloch Square, Dingwall, Highland, IV15

+ Add to report

NO LONGER ADVERTISED LET AGREED






LRN 1570395/270/06042 | LARN 1806014 | EPC D | Council tax B

SOLD PRICE HISTORY

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 in 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

Macintyre Place, Dingwall, IV15 9NB

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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