

LET PROPERTY PACK

INVESTMENT INFORMATION

Cherry Cottage, Colliston, Arbroath, DD11 3RP

196433542











Property Description

Our latest listing is in Cherry Cottage, Colliston, Arbroath, DD11 3RP

Get instant cash flow of £995 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,250 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

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

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







Cherry Cottage, Colliston, Arbroath, DD11 3RP



Property Key Features

4 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

Current Rent: £995

Market Rent: £1,250

196433542

Lounge







Kitchen







Bedrooms









Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£52,500.00**

Stamp Duty ADS @ 6% **£12,600.00**

Legal Fees £1,000.00

Total Investment £66,100.00

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 £995 per calendar month but the potential market rent is

Returns Based on Rental Income	£995	£1,250
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£99.50	£125.00
Total Monthly Costs	£770.75	£796.25
Monthly Net Income	£224.25	£453.75
Annual Net Income	£2,691.00	£5,445.00
Net Return	4.07 %	8.24%

Return Stress Test Analysis Report





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

£2,945.00

Annual Net Income

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Adjusted To

Net Return

4.46%

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

Annual Net Income

£2,295.00

Adjusted To

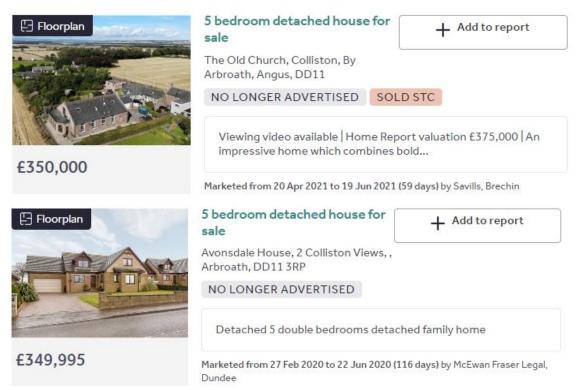
Net Return

3.47%

Sale Comparables Report



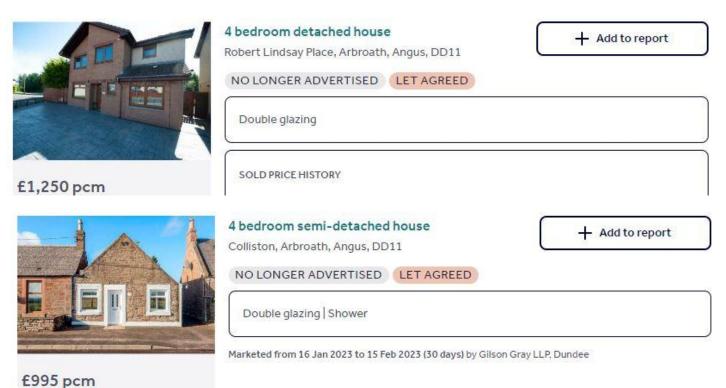
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £360,000.00.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250.00 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: **0-2 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**

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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.

