

LET PROPERTY PACK

INVESTMENT INFORMATION

Castle Street, Forfar, DD8
3AE

198315115

 www.letproperty.co.uk





Property Description

Our latest listing is in Castle Street, Forfar, DD8 3AE

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** 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..



Castle Street, Forfar, DD8
3AE

198315115



Property Key Features

2 Bedroom

2 Bathroom

Modern Kitchen

Bathroom and Ensuite

Factor Fees: £0.00

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
Legal Fees	£1,000.00
Total Investment	£30,450.00

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.



Returns Based on Rental Income	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£65.00
Total Monthly Costs	£376.88
Monthly Net Income	£273.13
Annual Net Income	£3,277.50
Net Return	10.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,977.50**
Adjusted To

Net Return **6.49%**

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

Annual Net Income **£1,852.50**
Adjusted To

Net Return **6.08%**

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 £193,600.00.



£50,000

 Floorplan

1 bedroom apartment for sale

Castle Street, Forfar

+ Add to report

NO LONGER ADVERTISED

TOP FLOOR 1 BEDROOM APARTMENT | PERIOD BUILDING WELL PRESENTED INTERNALLY | OPEN PLAN LOUNGE/KITC...

Marketed from 23 Oct 2020 to 27 Nov 2021 (400 days) by Yopa, Scotland



£99,000

2 bedroom flat for sale

Queen Street, Forfar, Angus, DD8

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Super views | Secure entry | Private parking | Modern Kitchen | En Suite Bathroom

SOLD PRICE HISTORY

10 Jan 2013	£87,000
27 Nov 2006	£85,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650.00 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Gowan Rigg, Forfar, Angus, DD8

+ Add to report

NO LONGER ADVERTISED

First floor apartment | Off Street Parking | Rear Garden | Gas CH and Double Glazing

SOLD PRICE HISTORY



£625 pcm

2 bedroom flat

Gowan Rigg, Forfar, Angus, DD8

+ Add to report

NO LONGER ADVERTISED

First floor apartment | Off Street Parking | Rear Garden | Gas CH and Double Glazing

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: **N/A**
- ✓ Standard Short Assured Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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Castle Street, Forfar, DD8 3AE

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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