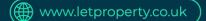


LET PROPERTY PACK

INVESTMENT INFORMATION

Knights Court, 1 North William Street Perth, PH1 5NB

198886061











Property Description

Our latest listing is in Knights Court, 1 North William Street Perth, PHI 5NB

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

With a location that is perfect for those wanting to rent and a rewarding potential rental income, this would be a great addition to an investors portfolio.

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







Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £136.66

Market Rent: £700

Knights Court, 1 North William Street Perth, PHI 5NB

198886061

Lounge









Kitchen







Bedrooms









Bathroom







Exterior







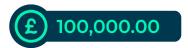
Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£25,000.00**

Stamp Duty ADS @ 6% **£6,000.00**

Legal Fees £1,000.00

Total Investment £32,000.00

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	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£136.66
Letting Fees	£70.00
Total Monthly Costs	£534.16
Monthly Net Income	£165.84
Annual Net Income	£1,990.08
Net Return	6.22%

Return Stress Test Analysis Report





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

Annual Net Income

£590.08

Adjusted To

Net Return

1.84%

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

Annual Net Income

£490.08

Adjusted To

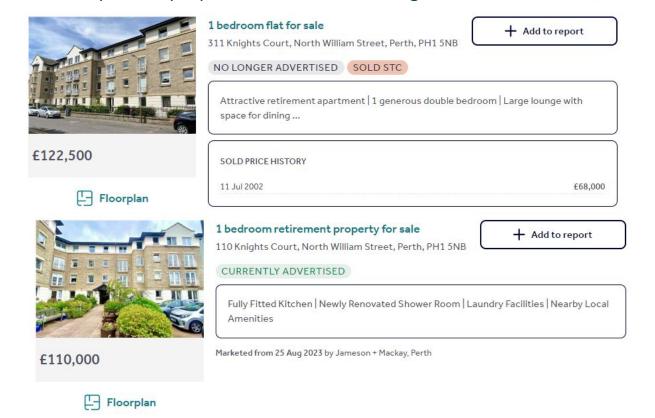
Net Return

1.53%

Sale Comparables Report



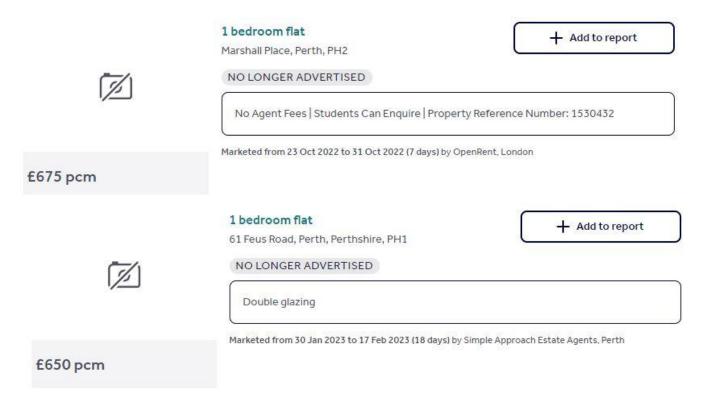
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £118,811.00.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675.00 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: N/A



Current term of tenancy: N/A



Standard Short Assured Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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



Knights Court, 1 North William Street Perth, PH1 5NB

PROPERTY ID: 12345678

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.

