

LET PROPERTY PACK

INVESTMENT INFORMATION

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

198886061

 www.letproperty.co.uk





Property Description

Our latest listing is in Knights Court, 1 North William Street Perth, PH1 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...



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

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £136.66

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 100,000.00

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.



£122,500



Floorplan

1 bedroom flat for sale

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

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Attractive retirement apartment | 1 generous double bedroom | Large lounge with space for dining ...

SOLD PRICE HISTORY

11 Jul 2002

£68,000



£110,000



Floorplan

1 bedroom retirement property for sale

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

+ Add to report

CURRENTLY ADVERTISED

Fully Fitted Kitchen | Newly Renovated Shower Room | Laundry Facilities | Nearby Local Amenities

Marketed from 25 Aug 2023 by Jameson + Mackay, Perth

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**.



£675 pcm

1 bedroom flat

Marshall Place, Perth, PH2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1530432

Marketed from 23 Oct 2022 to 31 Oct 2022 (7 days) by OpenRent, London



£650 pcm

1 bedroom flat

61 Feus Road, Perth, Perthshire, PH1

+ Add to report

NO LONGER ADVERTISED

Double glazing

Marketed from 30 Jan 2023 to 17 Feb 2023 (18 days) by Simple Approach Estate Agents, Perth

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

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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