

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cairnie Loan Arbroath,  
DD11

198473904

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cairnie Loan Arbroath, DD11

Get instant cash flow of **£575** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Cairnie Loan Arbroath,  
DD11

198473904



## Property Key Features

**2 bedrooms**

**1 bathrooms**

**Fitted Kitchen**

**Double Glazed Windows**

**Factor Fees: £20.00**

**Current Rent: £575**

**Market Rent: £800**

# Lounge





# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 125,000.00

25% Deposit	<b>£31,250.00</b>
Stamp Duty ADS @ 6%	<b>£7,500.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£39,750.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 800



Returns Based on Rental Income	£575	£800
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Letting Fees	£57.50	£80.00
<b>Total Monthly Costs</b>	<b>£483.13</b>	<b>£505.63</b>
<b>Monthly Net Income</b>	<b>£91.88</b>	<b>£294.38</b>
<b>Annual Net Income</b>	<b>£1,102.50</b>	<b>£3,532.50</b>
<b>Net Return</b>	<b>2.77%</b>	<b>8.89%</b>

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      **£1,932.50**  
Adjusted To

Net Return                      **4.86%**

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

Annual Net Income      **£1,657.50**  
Adjusted To

Net Return                      **4.17%**

# 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 £125,000.



£125,000

## 2 bedroom apartment for sale

Cairnie Loan, Arbroath

+ Add to report

NO LONGER ADVERTISED SOLD STC

PLEASANT PENTHOUSE STYLE APARTMENT | 2 DOUBLE BEDROOMS + A BATHROOM | OPEN PLAN LOUNGE & DINING K...

Marketed from 14 Mar 2023 to 31 May 2023 (78 days) by Yopa, Scotland



£95,000

## 2 bedroom flat for sale

Cairnie Loan, Arbroath

+ Add to report

NO LONGER ADVERTISED SOLD STC

IMMACULATELY PRESENTED FIRST FLOOR FLAT | TWO DOUBLE BEDROOMS | RE-FITTED MODERN KITCHEN & SHOWER...

### SOLD PRICE HISTORY

13 Dec 2021	£102,555
29 Oct 2015	£64,000
4 Sep 2014	£66,000





# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 2 bedroom flat

Flat 7 Inverbrothock House, 75 St Vigeans Road, Arbroath DD11 4ED

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Converted apartment | 2 Bedrooms | En-suite | Allocated parking | Secure Entry | Close to town ce...

Marketed from 7 Sep 2023 to 27 Oct 2023 (50 days) by Northwood, Dundee



£700 pcm

## 2 bedroom flat

Flat 6, Newgate Point, 9 Hill Road, Arbroath, DD11 1BX

NO LONGER ADVERTISED

LET AGREED

+ Add to report






2 bedroom apartment | Sea views | GCH/DG | Secure entry | Allocated parking | Communal gardens | ...

Marketed from 3 May 2023 to 3 May 2023 by Northwood, Dundee

# 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: **3 years +**
-  Payment history: **On time for 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](http://www.letproperty.co.uk)

Cairnie Loan Arbroath, DD11

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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