

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St Ninian's Rd  
Padanaram, Forfar, DD8  
1PT

199998631

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





## Property Description

Our latest listing is in St Ninian's Road Padanaram, Forfar, DD8 1PT

Get instant cash flow of **£610** per calendar month with a **5.9%** 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 close proximity to valuable amenities, long term tenant currently situated 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...



St Ninian 's Rd  
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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Spacious Lounge and Kitchen**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £610**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £93,750.00 at 75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 125,000.00

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

# 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 £610 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£610	£800
Mortgage Payments on £93,750.00 @ 4%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£61.00	£80.00
<b>Total Monthly Costs</b>	<b>£388.50</b>	<b>£407.50</b>
<b>Monthly Net Income</b>	<b>£221.50</b>	<b>£392.50</b>
<b>Annual Net Income</b>	<b>£2,658.00</b>	<b>£4,710.00</b>
<b>Net Return</b>	<b>6.69%</b>	<b>11.85%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,110.00**  
Adjusted To

Net Return                      **7.82%**

## If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income      **£2,835.00**  
Adjusted To

Net Return                      **7.13%**

# 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 £250,000.



£235,000



Floorplan

## 3 bedroom detached house for sale

St. Ninians Road, Forfar

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

HOME REPORT VALUATION £240,000 | IMMACULATE DETACHED VILLA IN THE VILLAGE OF PADANARAM NEAR FORF...

### SOLD PRICE HISTORY

23 Jan 2023

£250,000



£195,000



Floorplan

## 3 bedroom detached bungalow for sale

Redford Road, Forfar, DD8

+ Add to report

NO LONGER ADVERTISED

Detached Bungalow | Three Bedrooms | One Ensuite | One Bathroom | Two Receptions | Garage | Doubl...

Marketed from 29 Nov 2019 to 16 Mar 2020 (108 days) by Purplebricks, covering Scotland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

### 3 bedroom semi-detached house

Logie Road, Kirriemuir, Angus, DD8

NO LONGER ADVERTISED LET AGREED

+ Add to report

New Build : High Standard | B Rated Energy Efficient | Spacious Accommodation | New Popular Location

Marketed from 31 Jul 2023 to 1 Sep 2023 (32 days) by Wardhaugh Property, Arbroath



£900 pcm

### 3 bedroom detached house

St James Road, Forfar, Angus, DD8

NO LONGER ADVERTISED

+ Add to report






Character Property | Central to Forfar | Enclosed Gardens | Gas Central Heating

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: **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: **5 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.