

LET PROPERTY PACK

INVESTMENT INFORMATION

Vigeans Road Arbroath,
DD11 4DL

198233689

 www.letproperty.co.uk





Property Description

Our latest listing is in Vigean's Road Arbroath, DD11 4DL

Get instant cash flow of **£370** per calendar month with a **4.7%** Gross Yield for investors.

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 a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Vigeans Road Arbroath,
DD11 4DL

198233689



Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £0.00

Current Rent: £370

Market Rent: £650

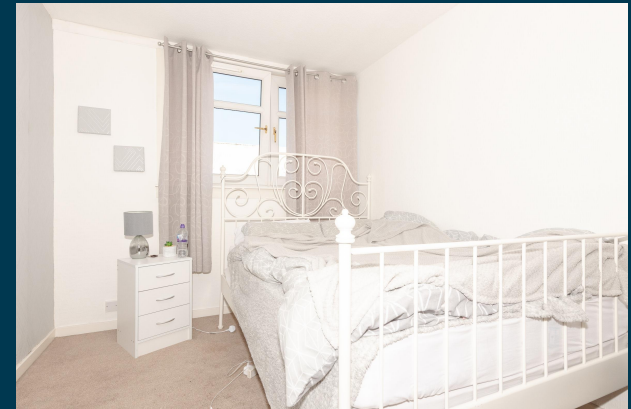
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 4% 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



The monthly rent of this property is currently set at £370 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£370	£650
Mortgage Payments on £71,250.00 @ 4%	£237.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£37.00	£65.00
Total Monthly Costs	£289.50	£317.50
Monthly Net Income	£80.50	£332.50
Annual Net Income	£966.00	£3,990.00
Net Return	3.17%	13.10%

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 **£2,690.00**
Adjusted To

Net Return **8.83%**

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

Annual Net Income **£2,565.00**
Adjusted To

Net Return **8.42%**

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 £170,000.



£170,000

2 bedroom apartment for sale

St. Vigeans Road, Arbroath, Angus, DD11

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Offstreet parking | private garden | Move-in condition | quiet desirable residential area
| beau...

Marketed from 9 Jun 2023 by Victoria Mortgage and Property, Arbroath



£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

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

+ Add to report

NO LONGER ADVERTISED LET AGREED

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



£600 pcm

2 bedroom flat

Rossie Street, Arbroath, DD11

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1918478

Marketed from 20 Dec 2023 to 12 Jan 2024 (23 days) by OpenRent, London

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**

 Current term of tenancy: **3 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

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.



www.letproperty.co.uk

Vigeans Road Arbroath, DD11 4DL

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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