

LET PROPERTY PACK

INVESTMENT INFORMATION

Sullivan Street Stratton,
Inverness, IV2 7BD

200839337

 www.letproperty.co.uk





Property Description

Our latest listing is in Sullivan Street Stratton, Inverness, IV2 7BD

Get instant cash flow of **£1,300** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.1%** 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...



Sullivan Street Stratton,
Inverness, IV2 7BD

200839337



Property Key Features

4 bedroom

2 bathroom

Modern Kitchen

Spacious Rooms

Factor Fees: £0.00

Current Rent: £1,300

Market Rent: £1,500

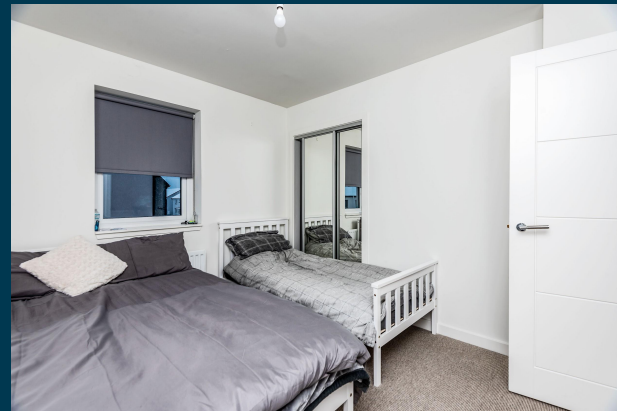
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £295,000 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 295,000.00

25% Deposit	£73,750.00
Stamp Duty ADS @ 6%	£17,700.00
Legal Fees	£1,000.00
Total Investment	£92,450.00

Projected Investment Return



The monthly rent of this property is currently set at £1,300 per calendar month but the potential market rent is

£ 1,500



Returns Based on Rental Income	£1,300	£1,500
Mortgage Payments on £221,250.00 @ 4%	£737.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£130.00	£150.00
Total Monthly Costs	£882.50	£902.50
Monthly Net Income	£417.50	£597.50
Annual Net Income	£5,010.00	£7,170.00
Net Return	5.42%	7.76%

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 **£4,170.00**
Adjusted To

Net Return **4.51%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **2.97%**

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 £299,950.



4 bedroom end of terrace house for sale

Off Barn Road, Stratton, Inverness, IV2 7AL

+ Add to report

NO LONGER ADVERTISED

Light and spacious open plan ground floor | SMEG stainless steel electric oven, electric inducti...

Marketed from 28 Oct 2021 to 20 Apr 2022 (173 days) by Scotia Homes



3 bedroom end of terrace house for sale

Barn Church Road, Inverness, IV2

+ Add to report

NO LONGER ADVERTISED

Part Exchange & £2,499 LBTT paid | If no home to sell get £12,899 deposit boost | Free flooring w...

Marketed from 7 Jan 2023 to 22 Jan 2023 (15 days) by Barratt Homes - North Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

4 bedroom semi-detached house

Beaufort Road, Inverness, IV2

+ Add to report

NO LONGER ADVERTISED LET AGREED

Front Garden | Rear Garden | Driveway | Single Garage | Gas Heating | 2 Lounges | Secondary Glazing

SOLD PRICE HISTORY

21 Sep 2004	£235,000
-------------	----------



£1,550 pcm

4 bedroom detached house

Woodlands Park, Westhill, Inverness, Highland, IV2

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available Late May/June | Gas Heating | Private Driveway | Garage | 4 Double Bedrooms

Marketed from 1 May 2023 to 6 Jul 2023 (66 days) by YOUR MOVE, Inverness

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 Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 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

Sullivan Street Stratton, Inverness, IV2 7BD

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.



LETPROPERTY