

LET PROPERTY PACK

INVESTMENT INFORMATION

Inverbervie, Montrose
DD10 0TT

191735101

 www.letproperty.co.uk





Property Description

Our latest listing is in Inverbervie, Montrose DD10 0TT

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Inverbervie, Montrose
DD10 0TT

191735101



Property Key Features

4 bedroom

2 bathroom

Large Rooms

Double Garage

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £2,000

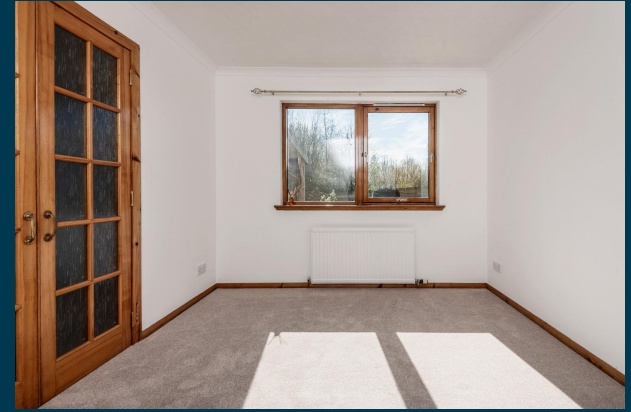
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £300,000 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 300,000.00

25% Deposit	£75,000.00
Stamp Duty ADS @ 6%	£18,000.00
LBTT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£98,600.00

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	£2,000
Mortgage Payments on £225,000.00 @ 5%	£937.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£200.00
Total Monthly Costs	£1,152.50
Monthly Net Income	£847.50
Annual Net Income	£10,170.00
Net Return	10.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,170.00**
Adjusted To

Net Return **6.26%**

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

Annual Net Income **£5,670.00**
Adjusted To

Net Return **5.75%**

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 £210,000.

 Floorplan



£210,000

4 bedroom detached house for sale

Townhead, Inverbervie

CURRENTLY ADVERTISED

Key features


LOVELY DETACHED 4 BED VILLA | 4 DOUBLE BEDROOMS | SPACIOUS DINING KITCHEN | BATHROOM & EN-SUITE | NEUTRAL DÉCOR ...


Marketed from 6 Oct 2022 by Yopa, Scotland

Sold price history

29 Nov 2005 £105,000

+ Add to report

 Floorplan



£170,000

3 bedroom semi-detached bungalow for sale

Newbigging Place, Inverbervie

NO LONGER ADVERTISED **SOLD STC**

Key features

SPACIOUS SEMI- DETACHED BUNGALOW | 3 DOUBLE BEDROOMS | MODERN BATHROOM & WC | GAS CENTRAL HEATING & DOUBLE ...

Marketed from 1 Nov 2021 to 14 Jan 2022 (74 days) by Yopa, Scotland

Sold price history

18 Jan 2022 £170,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

4 bedroom detached house

Abbotshall Road, Cults, AB15

+ Add to report

CURRENTLY ADVERTISED

Gas Central Heating | Council Tax Band G | Double Garage | Private Garden | EPC Energy Efficiency...

Marketed from 11 Mar 2024 by Margaret Duffus Leasing, Aberdeen



£2,950 pcm

4 bedroom detached house

North Deeside Road, Milltimber, AB13

+ Add to report

NO LONGER ADVERTISED





4 Bedroom Detached Dwellinghouse | Spacious Lounge with open plan Dining Room | Dining Kitchen | ...

Marketed from 23 Jan 2024 to 24 Jan 2024 by Aberdeen Property Leasing, Aberdeen

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**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

Inverbervie, Montrose DD10 0TT

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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