

LET PROPERTY PACK

INVESTMENT INFORMATION

Barossa Street, Perth, PH1

198151675

 www.letproperty.co.uk





Property Description

Our latest listing is in Barossa Street, Perth, PH1

Get instant cash flow of **£900** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.8%** 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...



Barossa Street, Perth, PH1

198151675



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Well Maintained Property

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £900

Market Rent: £1,200

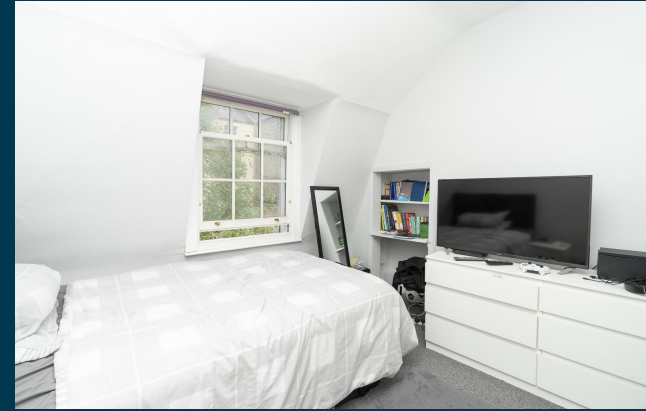
Lounge



Kitchen



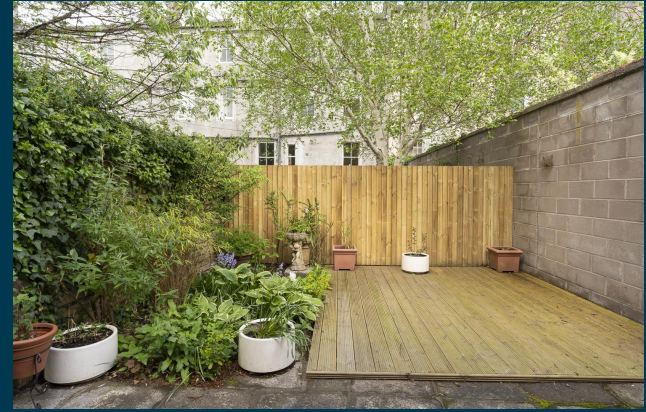
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

25% Deposit	£46,250.00
SDLT Charge	£5,550
Legal Fees	£1,000.00
Total Investment	£52,800.00

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.



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£900	£1,200
Mortgage Payments on £138,750.00 @ 5%	£578.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£90.00	£120.00
Total Monthly Costs	£683.13	£713.13
Monthly Net Income	£216.88	£486.88
Annual Net Income	£2,602.50	£5,842.50
Net Return	4.93%	11.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,442.50**
Adjusted To

Net Return **6.52%**

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

Annual Net Income **£3,067.50**
Adjusted To

Net Return **5.81%**

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 £225,000.



£239,000

Floorplan

2 bedroom duplex for sale

Tay Street, Perth, Perthshire, PH1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Attractive and welcoming reception hall with walk-in cloaks cupboard | Dual aspect living room an...

Marketed from 10 Jun 2021 to 20 Jun 2022 (374 days) by McCash and Hunter, Perth



£225,000

Floorplan

2 bedroom apartment for sale

Charlotte Place, Perth, Perthshire, PH1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Reception hall with feature circular borrowed light | Oval public room | Large living room | Kitc...

SOLD PRICE HISTORY

15 Mar 2022

£238,000

Marketed from 23 Sep 2021 to 21 Jun 2022 (270 days) by McCash and Hunter, Perth

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.



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Interested in this
property investment?

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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