

LET PROPERTY PACK

INVESTMENT INFORMATION

Pine Rd, Kiltarlity, Beauly, IV4

203544729











Property Description

Our latest listing is in Pine Rd, Kiltarlity, Beauly, IV4

Get instant cash flow of £850 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.7% 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...







Pine Rd, Kiltarlity, Beauty, IV4



Property Key Features

3 Bedroom

2 Bathroom

Spacious Primary Bedroom

Parking Space

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

203544729

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









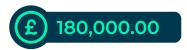
Initial Outlay





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£45,000.00**

Stamp Duty ADS @ 6% **£10,800.00**

LBTT Charge £700

Legal Fees £1,000.00

Total Investment £57,500.00

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 £850 per calendar month but the potential market rent is

1150
1,150

Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£662.50	£692.50
Monthly Net Income	£187.50	£457.50
Annual Net Income	£2,250.00	£5,490.00
Net Return	3.91%	9.55%

Return Stress Test Analysis Report





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

Annual Net Income

£3,190.00

Adjusted To

Net Return

5.55%

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

Annual Net Income

£2,790.00

Adjusted To

Net Return

4.85%

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 £69,000.



£185,000

Floorplan



4 Post Office Brae, Kiltarlity, Beauly, IV4 7HA

NO LONGER ADVERTISED SOLD STC

Fantastic semi-detached family home | Lounge, kitchen/diner, new family bathroom | 3 bedrooms, W...

+ Add to report

+ Add to report

SOLD PRICE HISTORY

8 Jun 2023	£196,000
19 Apr 2022	£198,300
23 Apr 2018	€170,000

Marketed from 26 Jan 2022 to 8 Apr 2022 (71 days) by Tailormade Moves, Inverness



3 bedroom semi-detached house for sale

Old Mill Lane, Kiltarlity

NO LONGER ADVERTISED SOLD STC

FANTASTIC FAMILY HOME | GREAT LOCATION | SPACIOUS GARDEN | WOOD BURNING STOVE OPEN PLAN KITCHEN...

Marketed from 10 Feb 2022 to 17 Oct 2022 (249 days) by Home Sweet Home, Inverness

Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom detached house

Camault Muir, Kiltarlity, Beauly, IV4

NO LONGER ADVERTISED

LET AGREED

Double Bedroom | Front Garden | Rear Garden | Driveway | Single Garage | Lounge

+ Add to report

+ Add to report

Marketed from 30 Sep 2022 to 7 Oct 2022 (6 days) by Tughan & Cochrane Property Managers, Inverness



£950 pcm

3 bedroom semi-detached house

IV4

NO LONGER ADVERTISED LET AGREED

Situated in a rural location close to Beauly and Inverness | Lounge with mutli-fuel stove | Mas...

Marketed from 28 Apr 2021 to 2 Jul 2021 (64 days) by Anderson, Shaw & Gilbert Ltd, 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



Current term of tenancy: 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Pine Rd, Kiltarlity, Beauly, IV4

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.

