

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street Montrose,
DD10 8JL

208977472

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street Montrose, DD10 8JL

Get instant cash flow of **£450** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £450

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 750

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	£450	£750
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£45.00	£75.00
Total Monthly Costs	£341.25	£371.25
Monthly Net Income	£108.75	£378.75
Annual Net Income	£1,305.00	£4,545.00
Net Return	4.52%	15.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,045.00**
Adjusted To

Net Return **10.54%**

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

Annual Net Income **£3,195.00**
Adjusted To

Net Return **11.06%**

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 £84,000.



£84,000

3 bedroom flat for sale

Flat 1 14, Montrose, Angus, DD10

+ Add to report

NO LONGER ADVERTISED

NEWLY RENOVATED | 3 BEDROOMS | SPACIOUS KITCHEN | WELL PRESENTED |
LARGE LOUNGE | CENTRALLY LOCAT...

Marketed from 12 Sep 2019 to 16 Jun 2021 (643 days) by YOUR MOVE, Montrose



£82,000

2 bedroom end of terrace house for sale

High Street, Montrose, Angus, DD10

+ Add to report

NO LONGER ADVERTISED

SOLD STC

EPC=E

Marketed from 7 Nov 2019 to 17 Dec 2019 (40 days) by YOUR MOVE, Montrose

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom cottage

Courthill Farm Cottage, Lunan, Arbroath, Angus, DD11

+ Add to report

NO LONGER ADVERTISED

Semi-detached Cottage | Oil Fired Heating | Private Garden | Double Glazing | Double glazing

Marketed from 18 Sep 2023 to 16 Oct 2023 (27 days) by Wardhaugh Property, Arbroath



£750 pcm

2 bedroom semi-detached house

20 High Street, Edzell, Angus, DD9

+ Add to report

NO LONGER ADVERTISED LET AGREED






Sought after location | Private garden | Gas central heating | Double glazing

Marketed from 6 Sep 2023 to 31 Oct 2023 (54 days) by Wardhaugh Property, Arbroath

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: **3 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

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PROPERTY ID: 12345678

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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