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LET PROPERTY PACK

INVESTMENT INFORMATION

Lhanbryde, Elgin, IV30

179672191

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LETPR®PERTY





Property Description

Our latest listing is in Lhanbryde, Elgin, IV30

Get instant cash flow of £475 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.8%** 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...

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Lhanbryde, Elgin, IV30

179672191

2 Bedroom 1 Bathroom Spacious Room Modern Kitchen

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Property Key Features

Factor Fees: £68.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £475 Market Rent: £900

Lounge





Kitchen





Bedrooms





Bathroom









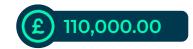






Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

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 £475 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£475	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£68.00	
Ground Rent	Freehold	
Letting Fees	£47.50	£90.00
Total Monthly Costs	£474.25	£516.75
Monthly Net Income	£0.75	£383.25
Annual Net Income	£9.00	£4,599.00
Net Return	<mark>0.03%</mark>	<mark>13.10%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£2,799.00** Adjusted To

Net Return **7.97**%

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

Annual Net Income **£2,949.00** Adjusted To

Net Return 8

8.40%

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 £105,000.

Within area



£105,000

£100,000

2 bedroom property for sale Seaforth House, Lhanbryde, Elgin, IV30

NO LONGER ADVERTISED

+ Add to report

+ Add to report

Gas Central Heating | Double Glazing | Smal Garden Area to the Front

Marketed from 4 Sep 2017 to 13 Aug 2020 (1073 days) by Gramplan Property Centre, Elgin



2 bedroom flat for sale

7 Seaforth House, Garmouth Road, Lhanbryde

NO LONGER ADVERTISED SOLD STC

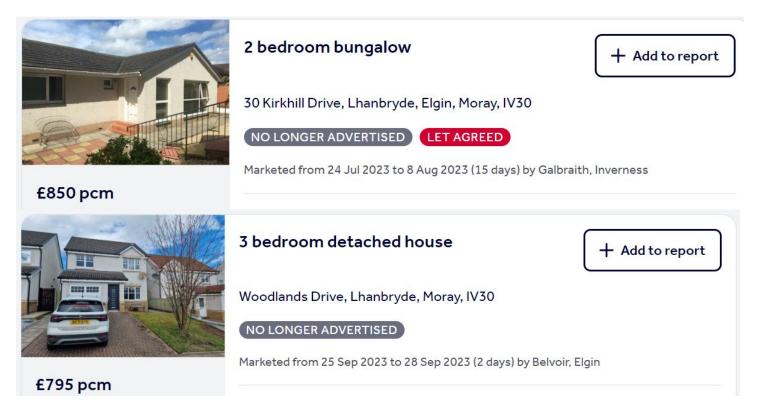
Split level flat | Lounge | Dining Kitchen | 2 Bedrooms | Bathroom | Gas central heating | Double...

Marketed from 4 May 2022 to 27 Jun 2022 (54 days) by AB & S Estate Agents, Elgin

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy





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Lhanbryde, Elgin, IV30

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.

