

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Lhanbryde, IV30 8PJ

211726905











Property Description

Our latest listing is in Park Road, Lhanbryde, IV30 8PJ

Get instant cash flow of £1,090 per calendar month with a 8.7% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 9.2% 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...







Park Road, Lhanbryde, IV30 8PJ

211726905



3 Bedrooms

3 Bathrooms

Block of 3 Flats

Formerly a commercial property, this space is now designated as a garden area

Well-Maintained Properties

Parking Available

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,090

Market Rent: £1,150

Lounge







Kitchen







Bedrooms





Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£37,500.00**

Stamp Duty ADS @ 6% [Field - Stamp Duty ADS @

6%]

LBTT Charge £100

Legal Fees £1,000.00

Total Investment £50,600.00

Projected Investment Return





The monthly rent of this property is currently set at £1,090 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,090	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£109.00	£115.00
Total Monthly Costs	£592.75	£598.75
Monthly Net Income	£497.25	£551.25
Annual Net Income	£5,967.00	£6,615.00
Net Return	11.79%	13.07%

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.

Return Stress Test Analysis Report





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

Annual Net Income

£4,315.00

Adjusted To

Net Return

8.53%

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

Annual Net Income

£4,365.00

Adjusted To

Net Return

8.63%

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 £165,000.



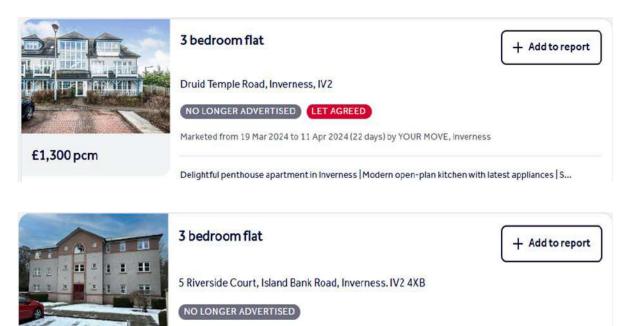


Rent Comparables Report

£1,200 pcm



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property**Management.



Marketed from 8 Jan 2025 to 29 Jan 2025 (20 days) by Tailormade Moves, Inverness

Available now | Three bedroom ground floor flat | Views over River Ness | Furnished | Gas centra...

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: Moved in within the last 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**

Park Road, Lhanbryde, IV30 8PJ



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.