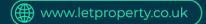


LET PROPERTY PACK

INVESTMENT INFORMATION

Hill Road, Arbroath, DD11

213715993









Property Description

Our latest listing is in Hill Road, Arbroath, DD11

Get instant cash flow of £700 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 9.7% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Hill Road, Arbroath, DD11



2 bedroom

1 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £850

Lounge









Kitchen









Bedrooms









Bathroom





Exterior





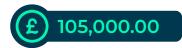
Initial Outlay





purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£26,250.00**

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

6%]

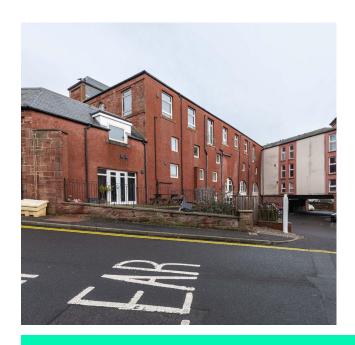
LBTT Charge £0

Legal Fees £1,000.00

Total Investment £35,650.00

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 £700 per calendar month but the potential market rent is

£	850

Returns Based on Rental Income		£700	£850
Mortgage Payme	nts on £78,750.00 @ 5%	£328.13	
Est. Building Cove	er (Insurance)	£15.00	
Approx. Factor Fe	ees	ТВС	
Ground Rent		Freehold	
Letting Fees		£70.00	£85.00
Total Monthly Cos	sts	£413.13	£428.13
Monthly Net Inco	me	£286.88	£421.88
Annual Net Income		£3,442.50	£5,062.50
Net Return		9.66%	14.20%

Return Stress Test Analysis Report





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

£3,362.50

Annual Net Income

Adjusted To

9.43%

Net Return

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

Annual Net Income

£3,487.50

Adjusted To

Net Return

9.78%

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.



£105,000

2 bedroom flat for sale

Marine Court, Hill Road, Arbroath

CURRENTLY ADVERTISED

Marketed from 12 Dec 2023 by McIntyre Properties, Dundee



£100,000

2 bedroom flat for sale

Hill Road, Arbroath, DD11

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 20 Oct 2024 (68 days) by Purplebricks, covering Dundee



+ Add to r

+ Add t

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom flat

+ Add to report

Flat 7 Inverbrothock House, 75 St Vigeans Road, Arbroath DD11 4ED

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2023 to 27 Oct 2023 (50 days) by Northwood, Dundee



£750 pcm

2 bedroom flat

+ Add to report

Commerce Street, Arbroath, Angus, DD11

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2024 to 1 Nov 2024 (16 days) by Gilson Gray LLP, Dundee

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**

Hill Road, Arbroath, DD11



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.