

LET PROPERTY PACK

INVESTMENT INFORMATION

Leopold Street, Nairn, IV12

217033356

 www.letproperty.co.uk





Property Description

Our latest listing is in Leopold Street, Nairn, IV12

Get instant cash flow of **£9,150** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£9,655** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Leopold Street, Nairn, IV12

217033356



Property Key Features

A Portfolio of 18 Flats

18 Bathrooms

Well-Maintained Properties

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £9,150

Market Rent: £9,655

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,500,000.00 and borrowing of £1,125,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 1,500,000.00

25% Deposit

£375,000.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£138,350

Legal Fees

£1,000.00

Total Investment

£634,350.00

Projected Investment Return



The monthly rent of this property is currently set at £9,150 per calendar month but the potential market rent is

£ 9,655



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	£9,150	£9,655
Mortgage Payments on £1,125,000.00 @ 5%	£4,687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£915.00	£965.50
Total Monthly Costs	£5,617.50	£5,668.00
Monthly Net Income	£3,532.50	£3,987.00
Annual Net Income	£42,390.00	£47,844.00
Net Return	6.68%	7.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£28,534.00**
Adjusted To

Net Return **4.50%**

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

Annual Net Income **£25,344.00**
Adjusted To

Net Return **4.00%**

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 £2,950,000.



£2,950,000

11 bedroom detached house for sale

+ Add to report

Letterfourie, Drybridge, Moray, AB56

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Nov 2024 to 26 Nov 2024 (14 days) by Savills Rural Sales, Edinburgh



£2,500,000

22 bedroom detached house for sale

+ Add to report

Castle Street, Dornoch, Sutherland

NO LONGER ADVERTISED

Marketed from 27 May 2021 to 22 Jan 2024 (970 days) by Strutt & Parker, Inverness

Scottish Castle Hotel | 22 en-suite bedrooms | Bar and restaurant | Walled garden | Historic Prop...

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.



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Leopold Street, Nairn, IV12

PROPERTY ID: 217033356

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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