

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Leopold Street, Nairn, IV12

217033356











## **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



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

217033356

# Lounge









# Kitchen









# **Bedrooms**



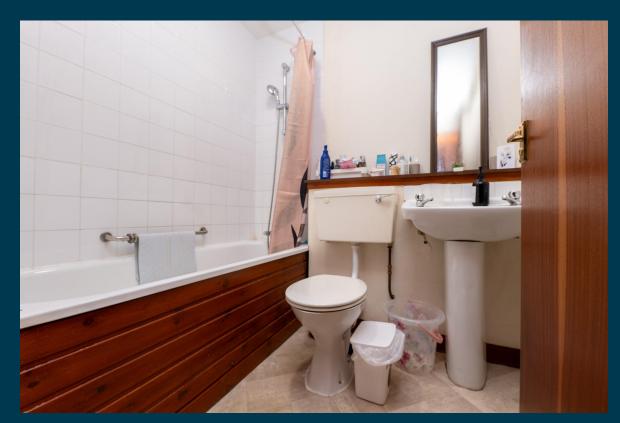






# Bathroom









## **Exterior**









## **Initial Outlay**





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**



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**





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 £9,150 per calendar month but the potential market rent is



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	ТВС	
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

£28,534.00

Annual Net Income

**Adjusted To** 

4.50%

Net Return

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.





#### **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** 

Leopold Street, Nairn, IV12



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.