

LET PROPERTY PACK

INVESTMENT INFORMATION

Grant Street, Inverness, IV3
8BP

217205315

 www.letproperty.co.uk





Property Description

Our latest listing is in Grant Street, Inverness, IV3 8BP

Get instant cash flow of **£850** per calendar month with a **15.2%** Gross Yield for investors.

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...



Grant Street, Inverness,
IV3 8BP

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Property Key Features

1 Bedroom

1 Bathroom

Well-Maintained Property

The property has been recently updated with a new kitchen and bathroom, new flooring, and roof repairs backed by a 10-year warranty

Communal garden and convenient on-street parking

Ideal for Working Professionals

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £67,000.00 and borrowing of £50,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 67,000.00

25% Deposit	£16,750.00
Stamp Duty ADS @ 8%	£5,360.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,110.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month



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	£850
Mortgage Payments on £50,250.00 @ 5%	£209.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£309.38
Monthly Net Income	£540.63
Annual Net Income	£6,487.50
Net Return	28.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,787.50**
Adjusted To

Net Return **20.72%**

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



Annual Net Income **£5,482.50**
Adjusted To

Net Return **23.72%**

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 £92,000.

 <p>£92,000</p>	<p>1 bedroom semi-detached house for sale</p> <p>7a Falconers Lane, Nairn, IV12 4DS</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 29 Aug 2024 to 19 Dec 2024 (112 days) by Grampian Property Centre, Forres</p> <p>We are delighted to present this 1 Bedroom Semi-Detached House located in the Town Centre of Nair...</p>
 <p>£86,500</p>	<p>1 bedroom semi-detached house for sale</p> <p>Falconers Lane, Nairn</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 15 Aug 2023 to 2 Apr 2024 (231 days) by I Am The Agent, Nationwide</p> <p>Good first time buy or to rent property Comfortable low maintainance property Freehold and Cou...</p>

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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PROPERTY ID: 217205315

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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