

LET PROPERTY PACK

INVESTMENT INFORMATION

Jura Street, Perth, PH1

221285028











Property Description

Our latest listing is in Jura Street, Perth, PH1

Get instant cash flow of £650 per calendar month with a 9.2% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 9.9% 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...







Jura Street, Perth, PH1



2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £700

Lounge









Kitchen









Bedrooms



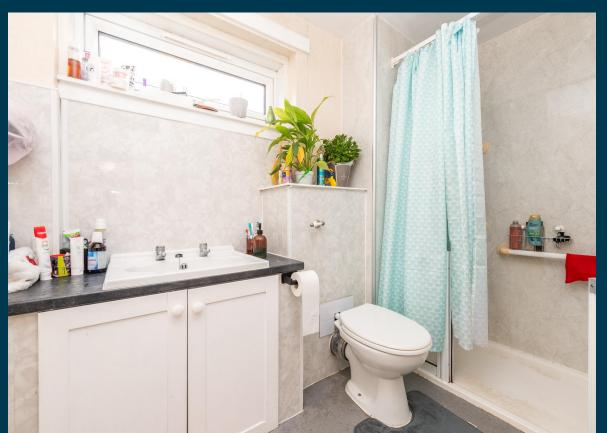






Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£21,250.00**

Stamp Duty ADS @ 8% **£6,800.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £29,050.00

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 £650 per calendar month but the potential market rent is

£	700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£345.63	£350.63
Monthly Net Income	£304.38	£349.38
Annual Net Income	£3,652.50	£4,192.50
Net Return	12.57%	14.43%

Return Stress Test Analysis Report





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

Annual Net Income

£2,792.50

Adjusted To

Net Return

9.61%

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

Annual Net Income

£2,917.50

Adjusted To

Net Return

10.04%

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 £89,950.



+ Add to report

Jura Street, Perth

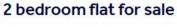
CURRENTLY ADVERTISED

2 bedroom flat for sale

SOLD STC

Marketed from 14 Apr 2025 by Simple Approach Estate Agents, Perth

£89,950



+ Add to report

£79,950

Jura Street, Perth

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Sep 2023 to 14 Feb 2024 (160 days) by Simple Approach Estate Agents, Perth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm



+ Add to report

Uist Place, Perth, PH1

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2025 to 17 Mar 2025 (33 days) by DJ Alexander, Dundee



£675 pcm

2 bedroom flat

+ Add to report

Jura Street, Perth, Perthshire, PH1

NO LONGER ADVERTISED

Marketed from 26 Feb 2025 to 12 Mar 2025 (13 days) by Simple Approach Estate Agents, Perth

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**

Jura Street, Perth, PH1



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.