

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Broad Street, Fraserburgh, AB43

220457475











#### **Property Description**

Our latest listing is in Broad Street, Fraserburgh, AB43

This property has a potential to rent for £3,850 which would provide the investor a Gross Yield of 13.4% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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







Broad Street, Fraserburgh, AB43



7 Bedrooms

5 Bathrooms

Portfolio of Residential Apartments Above Commercial Units

**Attic Storage Space** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £3,850

220457475

# Lounge









## Kitchen









# Bedrooms









## **Bathroom**









## **Exterior**









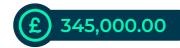
#### **Initial Outlay**





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£86,250.00** 

SDLT Charge £24,500

Legal Fees £1,000.00

Total Investment £111,750.00

#### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£3,850
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£385.00
Total Monthly Costs	£1,478.13
Monthly Net Income	£2,371.88
Annual Net Income	£28,462.50
Net Return	25.47%

#### Return Stress Test Analysis Report





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

Annual Net Income

£20,762.50

Adjusted To

Net Return

18.58%

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

Annual Net Income

£23,287.50

Adjusted To

Net Return

20.84%





# Interested in this property investment?

Call us on **0141 478 0985** 



Broad Street, Fraserburgh, AB43



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.