

LET PROPERTY PACK

INVESTMENT INFORMATION

Riverside Court Rattray,
Blairgowrie, PH10

199554238

 www.letproperty.co.uk





Property Description

Our latest listing is in Riverside Court Rattray, Blairgowrie, PH10

Get instant cash flow of **£575** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Riverside Court Rattray,
Blairgowrie, PH10

199554238



Property Key Features

2 bedrooms

1 bathroom

Double glazed window

Rear garden space

Factor Fees: £32.50

Ground Rent: N/A

Lease Length: N/A

Current Rent: £575

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£575	£800
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£32.50	
Ground Rent	N/A	
Letting Fees	£57.50	£80.00
Total Monthly Costs	£386.25	£408.75
Monthly Net Income	£188.75	£391.25
Annual Net Income	£2,265.00	£4,695.00
Net Return	7.84%	16.25%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,095.00**
Adjusted To

Net Return **10.71%**

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

Annual Net Income **£3,345.00**
Adjusted To

Net Return **11.57%**

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 £87,000.



£85,000



2 bedroom apartment for sale

Riverside Court, Rattray, Blairgowrie

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ideal buy to let | Ideal for first time buyers | Recently redecorated | Close to local amenities ...

SOLD PRICE HISTORY

21 Sep 2022	£87,000
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£65,000



2 bedroom apartment for sale

Riverside Court, Blairgowrie

+ Add to report

NO LONGER ADVERTISED

Immaculately maintained | Riverside views | Shower room | Good sized kitchen

SOLD PRICE HISTORY

3 Dec 2021	£84,500
26 Sep 2018	£75,000
20 Jan 2004	£54,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,185 based on the analysis carried out by our letting team at **Let Property Management**.



£1,185 pcm

2 bedroom flat

Union Place, West End, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Burglar alarm | Washing machine | Tumble dryer | Dishwasher | Fridge Fr...

Marketed from 18 Oct 2022 to 19 Oct 2022 (1 days) by Sandstone UK Property Management Solutions Ltd, Dundee



£1,180 pcm

2 bedroom flat

Blackness Road, West End, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED






Double glazing | Shower | Burglar alarm | Washing machine | Fridge Freezer

Marketed from 6 Apr 2023 to 29 Apr 2023 (23 days) by Sandstone UK Property Management Solutions Ltd, Dundee

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: **0-2 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.



Riverside Court Rattray, Blairgowrie, PH10

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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