

LET PROPERTY PACK

INVESTMENT INFORMATION

Califer Road, Forres, IV36

215561863

 www.letproperty.co.uk





Property Description

Our latest listing is in Califer Road, Forres, IV36

Get instant cash flow of **£462** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

This property 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...



Califer Road, Forres, IV36

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Property Key Features

2 Bedrooms

1 Bathroom and WC

Shared Private Parking

Large Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £462

Market Rent: £850

Lounge



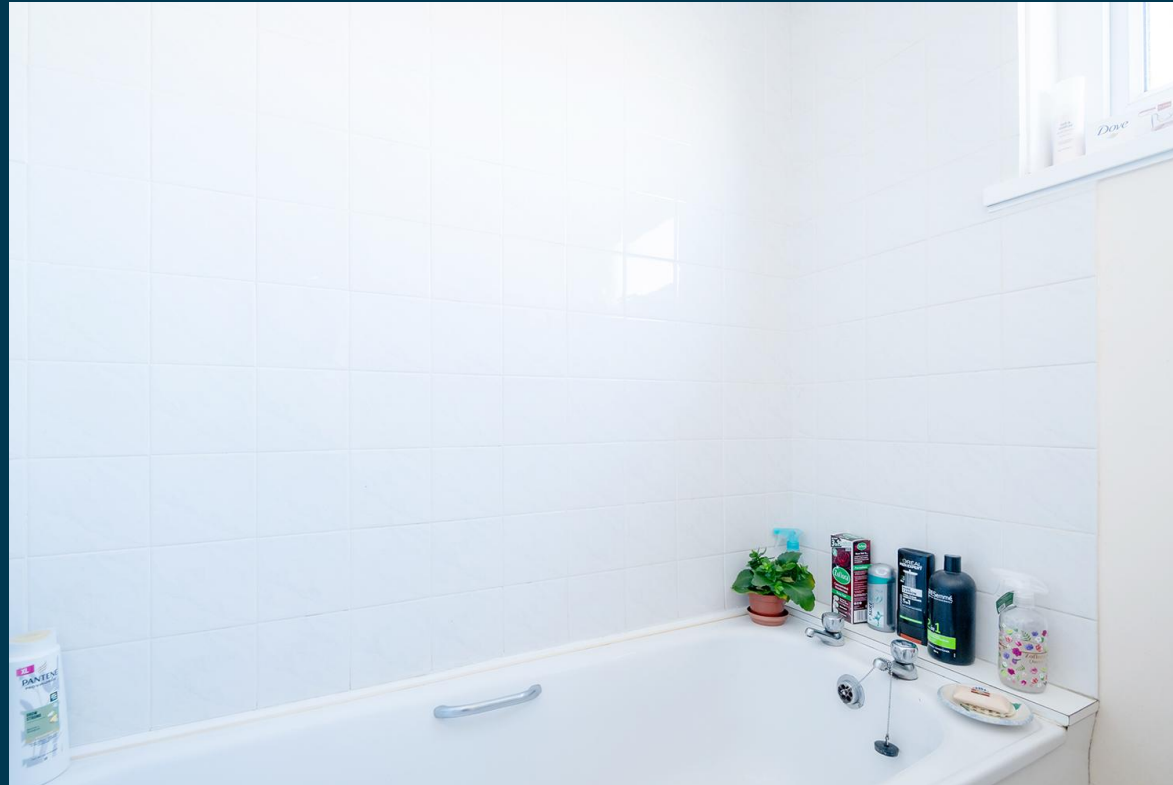
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit

£26,250.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£35,650.00

Projected Investment Return



The monthly rent of this property is currently set at £462 per calendar month but the potential market rent is

£ 850



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	£462	£850
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£46.20	£85.00
Total Monthly Costs	£389.33	£428.13
Monthly Net Income	£72.68	£421.88
Annual Net Income	£872.10	£5,062.50
Net Return	2.45%	14.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,362.50**
Adjusted To

Net Return **9.43%**

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

Annual Net Income **£3,487.50**
Adjusted To

Net Return **9.78%**

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 £115,000.



2 bedroom terraced house for sale

[+ Add to report](#)

238 Califer Road, Forres, Moray, IV36 1JE

NO LONGER ADVERTISED

Marketed from 10 Nov 2022 to 25 Sep 2023 (319 days) by R & R Urquhart Property, Forres

Close to schools, parks and transport | Great first time buy or investment property | Spacious and bright interior



2 bedroom end of terrace house for sale

[+ Add to report](#)

Califer Road, Forres, IV36

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 13 Dec 2021 to 9 Feb 2022 (58 days) by Grampian Property Centre, Forres

Excellent Opportunity | 2 Bedroom End Terraced Family Home | In Good Order | Spacious Accommodation

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom cottage

+ Add to report

86 Findhorn, Findhorn, Moray, IV36

NO LONGER ADVERTISED

Marketed from 1 Aug 2024 to 6 Aug 2024 (4 days) by Belvoir, Elgin

Charming 2 Bedroom Detached Cottage situated in the centre of the coastal town of Findhorn



£895 pcm

2 bedroom flat

+ Add to report

Tradespark Road, Nairn, IV12

NO LONGER ADVERTISED

Marketed from 24 Sep 2024 to 1 Oct 2024 (7 days) by OpenRent, London

View Full Report: Ref: 123456789

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: **5 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.



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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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