

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Reid Road, Invergordon,
IV18

196284677





PROPERTY DESCRIPTION

Our latest listing is in Reid Road, Invergordon, IV18

Get instant cash flow of **£600** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** 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...



Reid Road, Invergordon,
IV18

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £13.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

100,000.00

25% Deposit	£25,000.00
ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

850

Our industry leading letting agency can provide advice on achieving full market rent.

Returns Based on Rental Income	£600	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£13.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£400.50	£425.50
Monthly Net Income	£199.50	£424.50
Annual Net Income	£2,394.00	£5,094.00
Net Return	7.04%	14.98%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To	£3,394.00
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Net Return	9.98%
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If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	£3,594.00
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Net Return	10.57%
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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 £165,000.



£165,000

2 bedroom semi-detached house for sale

Harbour View, Invergordon, IV18 0EY

CURRENTLY ADVERTISED

Marketed from 19 Jun 2026 by Hamish Homes Ltd, Inverness

+ Add to report



£120,000

2 bedroom end of terrace house for sale

Clyde Street, Invergordon, IV18

CURRENTLY ADVERTISED

Marketed from 30 Sep 2025 by Yopa, Scotland & The North

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our lettings team.



£1,100 pcm

2 bedroom terraced house

Wester Cairnglass, Inverness-Shire, Gollanfield, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Mar 2026 to 19 May 2026 (77 days) by Macleod & MacCallum, Inverness

+ Add to report



£950 pcm

2 bedroom end of terrace house

3 Lagg nagere, Tornagrain, Inverness. IV2 8AZ

CURRENTLY ADVERTISED

Marketed from 11 Aug 2026 by Tailormade Moves, Inverness

+ Add to report

Current Tenant Profile



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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



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PROPERTY ID: 196284677

Interested in this
property investment?

Call us on
0141 478 0985

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.