LET PROPERTY PACK

INVESTMENT INFORMATION

Merryton Crescent, Nairn,
IV12

222027098

www.letproperty.co.uk

Property Description

Our latest listing is in Merryton Crescent, Nairn, IV12

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.1%** 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...

Merryton Crescent, Nairn, IV12

222027098

Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious Lounge
- Well-Equipped Kitchen

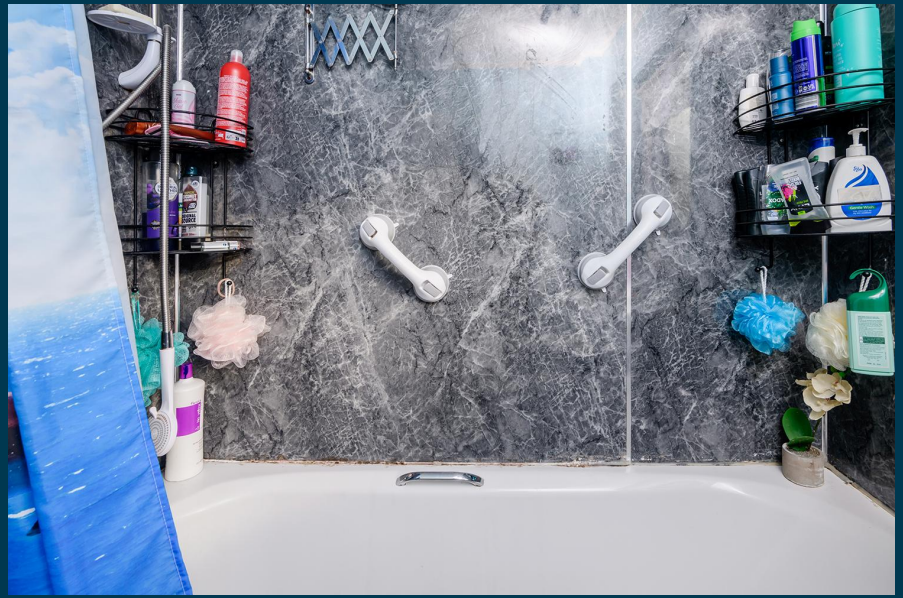
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £850
- Market Rent: £1,000

Lounge

Kitchen

Bedrooms

Bathroom



Exterior

Initial Outlay

Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	**£42,500.00**
Stamp Duty ADS @ 8%	**£13,600.00**
LBTT Charge	**£500**
Legal Fees	**£1,000.00**
Total Investment	**£57,600.00**

Projected Investment Return

The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is £ 1,000

Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£631.25	£646.25
Monthly Net Income	£218.75	£353.75
Annual Net Income	£2,625.00	£4,245.00
Net Return	4.56%	7.37%

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 Adjusted To	**£2,245.00**
Net Return	**3.90%**

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

Annual Net Income Adjusted To	**£1,695.00**
Net Return	**2.94%**

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 £190,000.

£190,000

3 bedroom end of terrace house for sale

+ Add to report

15 Wilson Street, Nairn, IV12 4NY

NO LONGER ADVERTISED | UNDER OFFER

Marketed from 15 Nov 2024 to 3 Oct 2025 (321 days) by R & R Urquhart Property, Forres

£185,000

3 bedroom semi-detached house for sale

+ Add to report

NOW £10k BELOW HOME REPORT VALUE Society Street, Nairn

CURRENTLY ADVERTISED

Marketed from 11 Jul 2025 by E2W Property, Nairn

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.

£1,075 pcm

3 bedroom terraced house

+ Add to report

St Columbas Way, Tornagrain, Inverness, IV2

NO LONGER ADVERTISED | LET AGREED

Marketed from 5 Dec 2024 to 13 Dec 2024 (7 days) by Tughan & Cochrane Property Managers, Inverness

£1,050 pcm

3 bedroom semi-detached house

+ Add to report

Crawford Avenue, Black - Isle, Rosemarkie, IV10

NO LONGER ADVERTISED | LET AGREED

Marketed from 24 Oct 2024 to 4 Dec 2024 (40 days) by Munro & Noble, Inverness

www.letproperty.co.uk

Merryton Crescent, Nairn, IV12

PROPERTY ID: 222027098

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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