

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stroma Court, Perth, PH1

226647995

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stroma Court, Perth, PH1

Get instant cash flow of **£550** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£758** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Stroma Court, Perth, PH1

226647995



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Kept in good condition**

**Well placed for access to local amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £550 PM**

**Market Rent: £758 PM**

# Lounge



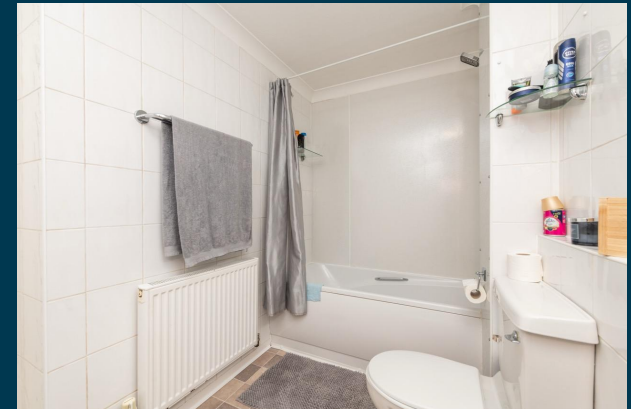
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 758



Returns Based on Rental Income	£550	£758
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£75.80
<b>Total Monthly Costs</b>	<b>£367.88</b>	<b>£388.68</b>
<b>Monthly Net Income</b>	<b>£182.13</b>	<b>£369.33</b>
<b>Annual Net Income</b>	<b>£2,185.50</b>	<b>£4,431.90</b>
<b>Net Return</b>	<b>6.76%</b>	<b>13.70%</b>

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      **£2,915.90**  
Adjusted To

Net Return                      **9.01%**

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



Annual Net Income      **£3,006.90**  
Adjusted To

Net Return                      **9.29%**

# 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 £105,000.

 <p>£105,000</p>	<b>2 bedroom apartment for sale</b>	<a href="#">+ Add to report</a>
	Stronsay Court, Perth	
	<b>NO LONGER ADVERTISED</b>	
	Marketed from 26 Mar 2025 to 16 Jul 2025 (111 days) by Next Home, Perth	
 <p>£100,000</p>	<b>2 bedroom apartment for sale</b>	<a href="#">+ Add to report</a>
	Uist Place, Perth	
	<b>NO LONGER ADVERTISED</b> <b>SOLD STC</b>	
	Marketed from 14 Oct 2025 to 8 Apr 2026 (175 days) by Next Home, Perth	

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 3 bedroom end of terrace house

Capercaillie Drive, Perth

NO LONGER ADVERTISED

Marketed from 23 Sep 2025 to 29 Sep 2025 (5 days) by Premier Properties Perth, Perth

+ Add to report



£700 pcm

## 2 bedroom flat

Rona Court, Perth

NO LONGER ADVERTISED

LET AGREED






Marketed from 22 May 2025 to 30 Jun 2025 (38 days) by Premier Properties Perth, Perth

+ Add to report

# 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: **5 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.



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PROPERTY ID: 226647995

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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