

LET PROPERTY PACK

INVESTMENT INFORMATION

Mackay Road, Inverness,
IV2

220922300

 www.letproperty.co.uk





Property Description

Our latest listing is in Mackay Road, Inverness, IV2

Get instant cash flow of **£625** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **11.4%** 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...



Mackay Road, Inverness,
IV2

220922300



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £18.00 pm

Ground Rent: TBC

Lease Length: FREEHOLD

Current Rent: £625

Market Rent: £900

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
Stamp Duty 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 £625 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£625	£900
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£18.00	
Ground Rent	TBC	
Letting Fees	£62.50	£90.00
Total Monthly Costs	£392.38	£419.88
Monthly Net Income	£232.63	£480.13
Annual Net Income	£2,791.50	£5,761.50
Net Return	8.63%	17.81%

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 **£3,961.50**
Adjusted To

Net Return **12.25%**

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

Annual Net Income **£4,336.50**
Adjusted To

Net Return **13.40%**

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 £130,000.



£130,000

2 bedroom flat for sale



Cauldeen Road, Inverness, IV2 4HW

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2023 to 18 Dec 2023 (62 days) by Hamish Homes Ltd, Inverness



£120,000

2 bedroom flat for sale

Lodge Park, Inverness

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Oct 2020 to 8 Jan 2021 (92 days) by Munro & Noble, Inverness

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom flat

Culduthel Road, Inverness, Highland, IV2

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Aug 2025 by YOUR MOVE, Inverness



£925 pcm

2 bedroom flat

Castle Heather Road, Inverness, Highland, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jun 2025 to 16 Jul 2025 (29 days) by YOUR MOVE, Inverness

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: **Moved in within the last 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.



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PROPERTY ID: 220922300

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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