

LET PROPERTY PACK

INVESTMENT INFORMATION

Brahan Terrace Perth, PH1
2LL

197551213

 www.letproperty.co.uk





Property Description

Our latest listing is in Brahan Terrace Perth, PH1 2LL

Get instant cash flow of **£500.00** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Brahan Terrace Perth, PH1
2LL

197551213



Property Key Features

2 Bedroom

1 Bathroom

Great Condition

**Perfect Location for Working
Professional**

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £800.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 800.00

Returns Based on Rental Income	£500.00	£800.00
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£80.00
Total Monthly Costs	£455.63	£485.63
Monthly Net Income	£44.38	£314.38
Annual Net Income	£532.50	£3,772.50
Net Return	1.34%	9.49%

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 **£2,172.50**
Adjusted To

Net Return **5.47%**

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


Annual Net Income **£1,897.50**
Adjusted To

Net Return **4.77%**

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 £158,000.00.




2 bedroom house for sale
Kenmore Terrace, Perth

+ Add to report

CURRENTLY ADVERTISED


Mid Terraced House | Very Well Presented | Three Generous Bedrooms, One Currently Used As A Study...

£158,000

 Floorplan

SOLD PRICE HISTORY

17 Apr 2002	£18,000
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2 bedroom house for sale
Struan Road, Perth

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

Well Presented Mid Terraced House | Two Generous Bedrooms | Bright & Spacious Lounge | Modern Kit...

£142,000

 Floorplan

SOLD PRICE HISTORY

2 Jul 2018	£130,000
22 Jul 2002	£18,900

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950.00 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

Rose Crescent, Perth, PH1

+ Add to report

CURRENTLY ADVERTISED

LRN 535759/340/30051 | Energy Rating D | Council Tax Band C | Well Presented 2 Bed Cottage | Gas ...

£950 pcm

Floorplan

SOLD PRICE HISTORY

21 Feb 2017

£134,700

Marketed from 9 Oct 2023 by YOUR MOVE, Dundee



2 bedroom terraced house

Bertha Park, Perth, PH1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Car Parking Space | Security Alarm | Dishwasher | Fridge-freezer | Washing machine | Modern kitch...






£825 pcm

Marketed from 12 Jul 2023 to 12 Jul 2023 by Simple Life, Simple Life

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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.



www.letproperty.co.uk

Brahan Terrace Perth, PH1 2LL

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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