

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Castle Street, Forfar, DD8  
3AE

198315155

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





## Property Description

Our latest listing is in Castle Street, Forfar, DD8 3AE

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**With close proximity to the Dundee City Centre and a potential rental income that ensures a reasonable return on investment, this property would prove to be a reliable and rewarding long term rental investment**

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



Castle Street, Forfar, DD8  
3AE

198315155



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Open Plan Lounge**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Market Rent: £650**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] 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 @ 6%	£5,700.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£30,450.00</b>

# Projected Investment Return



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.



Returns Based on Rental Income	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£65.00
<b>Total Monthly Costs</b>	<b>£376.88</b>
<b>Monthly Net Income</b>	<b>£273.13</b>
<b>Annual Net Income</b>	<b>£3,277.50</b>
<b>Net Return</b>	<b>10.76%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,977.50**

Net Return **6.49%**

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

Annual Net Income Adjusted To **£1,852.50**

Net Return **6.08%**

# 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 £193,600.00.



£50,000

 Floorplan

## 1 bedroom apartment for sale

Castle Street, Forfar

+ Add to report

NO LONGER ADVERTISED

TOP FLOOR 1 BEDROOM APARTMENT | PERIOD BUILDING WELL PRESENTED INTERNALLY | OPEN PLAN LOUNGE/KITC...

Marketed from 23 Oct 2020 to 27 Nov 2021 (400 days) by Yopa, Scotland



£88,000

 Floorplan

## 2 bedroom apartment for sale

East High Street, Forfar, Angus, DD8

+ Add to report

NO LONGER ADVERTISED

• Traditional first-floor flat • Convenient, central location • Secure entry system • Entrance ha...

### SOLD PRICE HISTORY

18 Oct 2022	£95,000
22 Dec 2020	£91,000
16 Jan 2020	£85,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650.00 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom flat

Gowan Rigg, Forfar, Angus, DD8

+ Add to report

NO LONGER ADVERTISED

First floor apartment | Off Street Parking | Rear Garden | Gas CH and Double Glazing

SOLD PRICE HISTORY



£625 pcm

## 2 bedroom flat

Gowan Rigg, Forfar, Angus, DD8

+ Add to report

NO LONGER ADVERTISED






First floor apartment | Off Street Parking | Rear Garden | Gas CH and Double Glazing

SOLD PRICE HISTORY

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Short Assured Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order

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

Castle Street, Forfar, DD8 3AE

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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