

LET PROPERTY PACK

INVESTMENT INFORMATION

Reid Road, Invergordon,
IV18

196284677

 www.letproperty.co.uk





Property Description

Our latest listing is in Reid Road, Invergordon, IV18

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Reid Road, Invergordon,
IV18

196284677



Property Key Features

2 bedrooms

1 bathrooms

Fitted Kitchen

Double Glazed Windows

Factor Fees: £0.00

Current Rent: £550

Market Rent: £700

Lounge



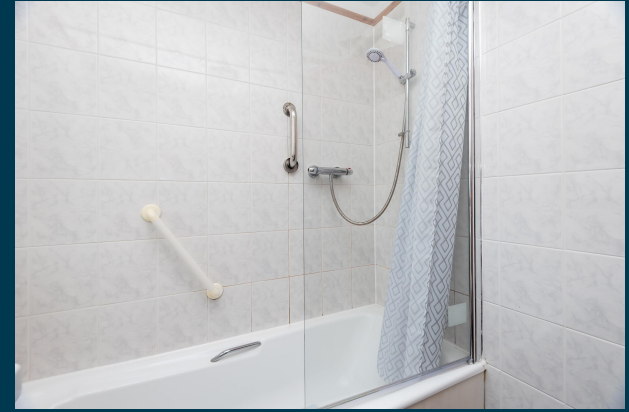
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



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

£ 700

Returns Based on Rental Income	£550	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£55.00	£70.00
Total Monthly Costs	£382.50	£397.50
Monthly Net Income	£167.50	£302.50
Annual Net Income	£2,010.00	£3,630.00
Net Return	6.28%	11.34%

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 **£2,230.00**
Adjusted To

Net Return **6.97%**

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


Annual Net Income **£2,130.00**
Adjusted To


Net Return **6.66%**

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 £136,000.

 Floorplan



£125,000


3 bedroom semi-detached house for sale

+ Add to report

44 Reid Road, Invergordon, Ross-Shire IV18 0QF

NO LONGER ADVERTISED SOLD STC

Newly Refurbished | Semi detached 3 Bedroom property | Located in Residential Area | Close to Loc...

 Floorplan



£115,000

2 bedroom maisonette for sale

+ Add to report

Colonel Mackenzie Drive, Invergordon, Highland, IV18

NO LONGER ADVERTISED

EPC = C | Council Tax Band = C

Marketed from 21 Dec 2022 to 25 Apr 2023 (124 days) by YOUR MOVE, Inverness

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom detached house

High Street, Ardersier, Inverness, IV2

+ Add to report

NO LONGER ADVERTISED LET AGREED

Double Bedroom | Front Garden | Lounge | Full Double Glazing

SOLD PRICE HISTORY

19 Nov 2009 £90,000

Marketed from 3 Mar 2023 to 8 Mar 2023 (4 days) by Tughan & Cochrane Property Managers, Inverness



£695 pcm

2 bedroom detached house

High Street, Ardersier, Inverness, IV2

+ Add to report

NO LONGER ADVERTISED LET AGREED

Front Garden | Rear Garden | Part Furnished | Lounge | Full Double Glazing

SOLD PRICE HISTORY

19 Nov 2009 £90,000

Marketed from 28 Oct 2021 to 5 Nov 2021 (7 days) by Tughan & Cochrane Property Managers, 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**  Current term of tenancy: **0 - 2 years**

 Standard Short Assured Tenancy Agreement In Place: **YES**  Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **YES**
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

Reid Road, Invergordon, IV18

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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