

LET PROPERTY PACK

INVESTMENT INFORMATION

Watergate, Perth, PH1 5TF

199040408

 www.letproperty.co.uk





Property Description

Our latest listing is in Watergate, Perth, PH1 5TF

Get instant cash flow of **£580** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location that is perfect for those wanting to rent and a rewarding potential rental income, this would be a great addition to an investors portfolio.

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



Watergate, Perth, PH1 5TF

199040408



Property Key Features

3 Bedroom

2 Bathroom

Spacious Lounge

Bathroom and Ensuite

Factor Fees: £0.00

Current Rent: £580

Market Rent: £750

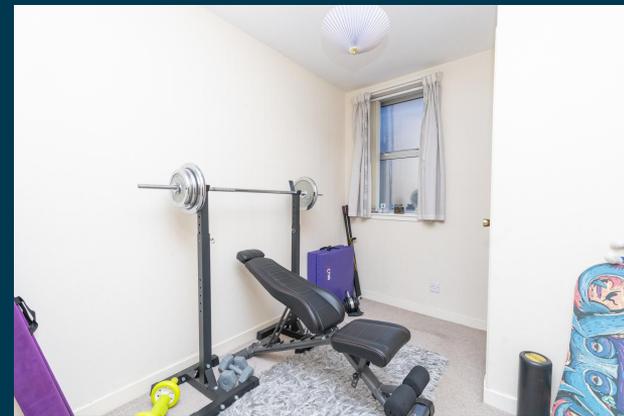
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £580 per calendar month but the potential market rent is

£ 750



Returns Based on Rental Income	£580	£750
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£58.00	£75.00
Total Monthly Costs	£432.38	£449.38
Monthly Net Income	£147.63	£300.63
Annual Net Income	£1,771.50	£3,607.50
Net Return	4.83%	9.84%

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 **£2,107.50**
Adjusted To

Net Return **5.75%**

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

Annual Net Income **£1,882.50**
Adjusted To

Net Return **5.14%**

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 £98,000.00.



2 bedroom flat for sale

81C Watergate, Perth, PH1

+ Add to report

NO LONGER ADVERTISED

Upper Floor Flat | City Centre Location | Ideal for First Timm Buyers & Investors | Two Spacious ...

£97,950



SOLD PRICE HISTORY	
17 Jul 2023	£98,000
7 Feb 2017	£96,000
3 Aug 2007	£100,000



2 bedroom apartment for sale

Watergate, Perth, Perthshire, PH1 5TF

+ Add to report

NO LONGER ADVERTISED

First floor apartment | Two bedrooms (double bedroom with build in wardrobes) | Large lounge wit...

£69,000



Marketed from 16 Dec 2021 to 10 May 2022 (145 days) by Clyde Property, Perth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795.00 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

3 bedroom apartment

Rose Terrace, Perth, Perthshire, PH1 5HA

+ Add to report

NO LONGER ADVERTISED

Furnished

Marketed from 15 Feb 2023 to 21 Feb 2023 (6 days) by Clyde Property. Perth



£750 pcm

3 bedroom flat

South Street, Perth, Perthshire, PH2

+ Add to report

NO LONGER ADVERTISED

First floor Maisonette located in the centre of town and within a few minutes walk of all amenities...

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: **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: **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.



www.letproperty.co.uk

Watergate, Perth, PH1 5TF

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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