

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pine Rd, Kiltarlity, Beauty,  
IV4

203544729

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





## Property Description

Our latest listing is in Pine Rd, Kiltarlity, Beauty, IV4

Get instant cash flow of **£850** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.7%** 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...



Pine Rd, Kiltarlity, Beauty,  
IV4

203544729



## Property Key Features

**3 Bedroom**

**2 Bathroom**

**Spacious Primary Bedroom**

**Parking Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £850**

**Market Rent: £1,150**

# Lounge



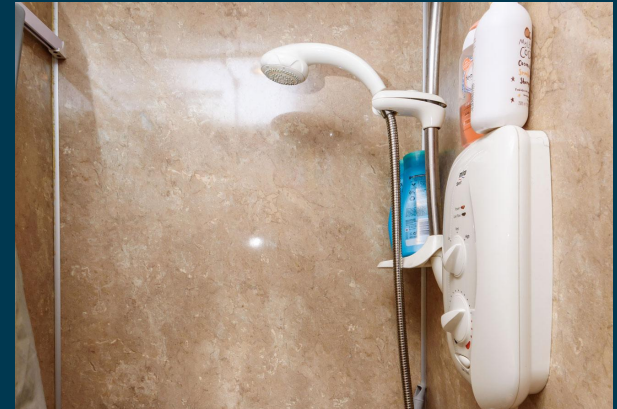
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
Stamp Duty ADS @ 6%	£10,800.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£57,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,150



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	£850	£1,150
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£85.00	£115.00
<b>Total Monthly Costs</b>	<b>£662.50</b>	<b>£692.50</b>
<b>Monthly Net Income</b>	<b>£187.50</b>	<b>£457.50</b>
<b>Annual Net Income</b>	<b>£2,250.00</b>	<b>£5,490.00</b>
<b>Net Return</b>	<b>3.91%</b>	<b>9.55%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,190.00**  
Adjusted To

Net Return                      **5.55%**

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

Annual Net Income      **£2,790.00**  
Adjusted To

Net Return                      **4.85%**

# 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 £69,000.



£185,000



Floorplan

### 3 bedroom semi-detached house for sale

4 Post Office Brae, Kiltarlity, Beauly, IV4 7HA

+ Add to report

NO LONGER ADVERTISED SOLD STC

Fantastic semi-detached family home | Lounge, kitchen/diner, new family bathroom | 3 bedrooms , W...

#### SOLD PRICE HISTORY

8 Jun 2023	£196,000
19 Apr 2022	£198,300
23 Apr 2018	£170,000

Marketed from 26 Jan 2022 to 8 Apr 2022 (71 days) by Tailormade Moves, Inverness



£180,000



Floorplan

### 3 bedroom semi-detached house for sale

Old Mill Lane, Kiltarlity

+ Add to report

NO LONGER ADVERTISED SOLD STC

FANTASTIC FAMILY HOME | GREAT LOCATION | SPACIOUS GARDEN | WOOD BURNING STOVE | OPEN PLAN KITCHEN...

Marketed from 10 Feb 2022 to 17 Oct 2022 (249 days) by Home Sweet Home, Inverness

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

### 3 bedroom detached house

Camault Muir, Kiltarlity, Beauly, IV4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Double Bedroom | Front Garden | Rear Garden | Driveway | Single Garage | Lounge

Marketed from 30 Sep 2022 to 7 Oct 2022 (6 days) by Tughan & Cochrane Property Managers, Inverness



£950 pcm

### 3 bedroom semi-detached house

IV4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Situated in a rural location close to Beauly and Inverness | Lounge with mutli-fuel stove  
| Mas...

Marketed from 28 Apr 2021 to 2 Jul 2021 (64 days) by Anderson, Shaw & Gilbert Ltd, 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: **2 years**

 Standard 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.



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PROPERTY ID: 203544729

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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