

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Street, Alva, FK12

194011802

 www.letproperty.co.uk





Property Description

Our latest listing is in Henry Street, Alva, FK12

Get instant cash flow of **£350** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **9.8%** 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...



Henry Street, Alva, FK12

194011802



Property Key Features

1 bedroom

1 bathroom

Three piece bathroom

Easy access to Local Amenities

Factor Fees: £0.00

Current Rent: £350

Market Rent: £450

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 6%	£3,300.00
Legal Fees	£1,000.00
Total Investment	£18,050.00

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 450



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	£350	£450
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£35.00	£45.00
Total Monthly Costs	£221.88	£231.88
Monthly Net Income	£128.13	£218.13
Annual Net Income	£1,537.50	£2,617.50
Net Return	8.52%	14.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,717.50**
Adjusted To

Net Return **9.52%**

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

Annual Net Income **£1,792.50**
Adjusted To

Net Return **9.93%**

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 £70,000.

 Floorplan



£68,000

1 bedroom flat for sale
East Stirling Street, Alva, Stirlingshire, FK12 5HP

+ Add to report

NO LONGER ADVERTISED

Key features

Entrance vestibule | Walk in condition | Reception hallway | Front facing sitting room with lovely open outlook | Fully fitted kitchen | Generously ...

Marketed from 30 Jan 2023 to 17 May 2023 (107 days) by Clyde Property, Stirling

Sold price history

28 Mar 2023 £70,000

 Floorplan



£65,000

2 bedroom flat for sale
Henry Street, Alva

+ Add to report

NO LONGER ADVERTISED

Key features

SPACIOUS UPPER FLAT | LOUNGE/DINING AREA | FITTED KITCHEN | TWO DOUBLE BEDROOMS | FAMILY BATHROOM | GAS CENTRAL ...

Marketed from 27 Mar 2018 to 31 Jan 2019 (310 days) by County Estates, Alloa

Sold price history

19 Apr 2021 £62,500

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**.



£550 pcm

1 bedroom flat

East Stirling Street, Alva

+ Add to report

NO LONGER ADVERTISED

Bedroom | Lounge | Kitchen | Shower Room | GCH & DG | Garden & Parking | UNFURNISHED. Available now.

SOLD PRICE HISTORY

21 Feb 2022	£68,500
14 Jul 2006	£57,000
22 Sep 2005	£45,000

Marketed from 27 Jul 2023 to 4 Aug 2023 (7 days) by B-Spoke Property, Stirling



£495 pcm

1 bedroom flat

Ochil Rd, Alva, Clackmannanshire

+ Add to report

NO LONGER ADVERTISED LET AGREED






Electric Heating | 1 Bedroom | Period Building | LARN - 1903080 | Landlord Reg:365521/150/2401...

Marketed from 19 Aug 2023 to 11 Sep 2023 (23 days) by Martin & Co, Stirling

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: **2 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

Henry Street, Alva, FK12

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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