

LET PROPERTY PACK

INVESTMENT INFORMATION

Argyll Avenue Stirling, FK8
TUL

199037912

 www.letproperty.co.uk





Property Description

Our latest listing is in Argyll Avenue Stirling, FK8 1UL

Get instant cash flow of **£450.00** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Argyll Avenue Stirling,
FK8 1UL

199037912



Property Key Features

2 Bedroom

1 Bathroom

Three Piece Bathroom

Close proximity to valuable amenities

Factor Fees: £0.00

Current Rent: £450.00

Market Rent: £800.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 800.00

Returns Based on Rental Income	£450.00	£800.00
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£80.00
Total Monthly Costs	£450.63	£485.63
Monthly Net Income	-£0.63	£314.38
Annual Net Income	-£7.50	£3,772.50
Net Return	-0.02%	9.49%

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 **£2,172.50**
Adjusted To

Net Return **5.47%**

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

Annual Net Income **£1,897.50**
Adjusted To

Net Return **4.77%**

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 £245,000.00.



£245,000

4 bedroom apartment for sale

Argyll Avenue , Riverside, Stirling, FK8 1UL

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Immaculate condition throughout | Four double bedrooms with master en suite | Dining kitchen | Gr...

Marketed from 23 Sep 2020 to 18 Dec 2020 (85 days) by Clyde Property, Stirling



£124,000



2 bedroom flat for sale

53 Argyle Avenue, Stirling, FK8 1UL

+ Add to report

NO LONGER ADVERTISED

Well presented two bedroom flat | Spacious lounge | Two double bedrooms | Gas central heating | S...

SOLD PRICE HISTORY

24 Aug 2022	£128,000
8 Sep 2003	£87,126
8 Jan 2002	£60,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom flat

Chandlers Court, Riverside, Stirling

+ Add to report

NO LONGER ADVERTISED LET AGREED

Modern Second Floor Apartment | Two Double Bedrooms | Master Ensuite Shower Room | Large Open Pla...

Marketed from 29 Sep 2023 to 6 Nov 2023 (38 days) by Slater Hogg & Howison Lettings, Stirling



£1,250 pcm

2 bedroom flat

Viewfield Place, Stirling Town, Stirling, FK8

+ Add to report

NO LONGER ADVERTISED

Gas Central Heating | City Centre location | Bus and train station nearby | Recently Refurbished ...






SOLD PRICE HISTORY

3 Jul 2023	£175,000
6 Jan 2021	£143,500

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

Argyll Avenue Stirling, FK8 1UL

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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