

LET PROPERTY PACK

INVESTMENT INFORMATION

Friars Street Stirling, FK8 1HA

201155215











Property Description

Our latest listing is in Friars Street Stirling, FK8 1HA

Get instant cash flow of £640 per calendar month with a 8.5% Gross Yield for investors.

This property has a potential to rent for £800 which would provide the investor a Gross Yield of 10.7% 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...







Friars Street Stirling, FK8 1HA



1 bedroom

1 bathroom

Modern Kitchen Fittings

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £640

Market Rent: £800

201155215

Lounge









Kitchen







Bedrooms







Bathroom







Exterior







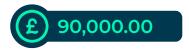
Initial Outlay





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£22,500.00**

Stamp Duty ADS @ 6% **£5,400.00**

Legal Fees £1,000.00

Total Investment £28,900.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £640 per calendar month but the potential market rent is

	200
(エ)	800

Returns Based on Rental Income	£640	£800
Mortgage Payments on £67,500.00 @ 4%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£64.00	£80.00
Total Monthly Costs	£304.00	£320.00
Monthly Net Income	£336.00	£480.00
Annual Net Income	£4,032.00	£5,760.00
Net Return	13.95%	19.93%

Return Stress Test Analysis Report





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

Annual Net Income

£4,160.00

Adjusted To

Net Return

14.39%

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income

£4,410.00

Adjusted To

Net Return

15.26%

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 £115,000.



£115,000

3 bedroom apartment for sale

18 Friars Street, Stirling, Stirling, FK8 1HA

NO LONGER ADVERTISED UNDER OFFER

 $Spacious\ throughout\ |\ Large\ lounge\ |\ Versatile\ accommodation\ |\ Gas\ central\ heating\ |\ First\ floor\dots$

Marketed from 17 Nov 2021 to 11 Feb 2022 (85 days) by Clyde Property, Stirling



£95,000

2 bedroom flat for sale

Friars Street, Stirling, Stirlingshire, FK8

NO LONGER ADVERTISED SOLD STC

 $Commanding \ an \ enviable \ location \ right \ in \ the \ heart \ of \ the \ vibrant \ City \ Centre, this \ well proporti...$

Marketed from 18 Oct 2019 to 29 Nov 2019 (41 days) by Slater Hogg & Howison, Stirling

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom flat

Chandlers Court, Stirling

NO LONGER ADVERTISED LET AGREED

Available now | One bedroom flat | Stirling city centre | Fully fitted kitchen | Good size bedroo...

Marketed from 9 Jun 2023 to 1 Jul 2023 (22 days) by Slater Hogg & Howison Lettings, Stirling



£850 pcm

1 bedroom flat

Rock Terrace, Stirling, FK8

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1689909

Marketed from 26 Apr 2023 to 29 Apr 2023 (3 days) by OpenRent, London

+ Add to report

+ Add to report

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: Moved in within the last 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Friars Street Stirling, FK8 1HA



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.