

LET PROPERTY PACK

INVESTMENT INFORMATION

Stripehead Alloa, FK10

202120555

 www.letproperty.co.uk





Property Description

Our latest listing is in Stripehead Alloa, FK10

Get instant cash flow of **£360** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.3%** 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...



Stripehead Alloa, FK10

202120555



Property Key Features

1 Bedroom

1 Bathroom

Double Glazed Windows

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £360

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 6%	£2,700
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£48,700

Projected Investment Return



The monthly rent of this property is currently set at £360 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£360	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£36.00	£50.00
Total Monthly Costs	£81.00	£95.00
Monthly Net Income	£279.00	£405.00
Annual Net Income	£3,348.00	£4,860.00
Net Return	6.87%	9.98%

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 **£3,860**
Adjusted To

Net Return **7.93%**

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 £89,150.



£79,000



1 bedroom flat for sale

17 Colville Gardens, Alloa, FK10

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

One Bedroom Upper Floor Flat | One Double Bedroom with Integrated Wardrobes | Centrally Located W...

SOLD PRICE HISTORY

10 Nov 2022	£89,150
6 Jan 2003	£39,500



£74,995



1 bedroom flat for sale

Colville Gardens, Alloa

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Home Report Value - £75,000 | Spacious First Floor Flat | Move-in Condition | EPC - C | Council T...

SOLD PRICE HISTORY

24 Jan 2022	£81,250
25 Aug 2008	£86,000
15 Jun 2005	£55,000

Marketed from 12 Nov 2021 to 20 Jan 2022 (68 days) by O'Malley Property, Alloa

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom flat

Henderson Street, Stirling, FK9

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1872096

Marketed from 21 Oct 2023 to 7 Dec 2023 (46 days) by OpenRent, London



£900 pcm

1 bedroom flat

Colquhoun Street, Stirling Town, Stirling, FK7

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Fridge Freezer






Marketed from 6 Jan 2023 to 2 Feb 2023 (27 days) by Sandstone UK Property Management Solutions Ltd.

Glasgow

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 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

Stripehead Alloa, FK10

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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