

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Stripehead Alloa, FK10

202120555











#### **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



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

202120555

## Lounge







# Kitchen









## **Bedrooms**









## **Exterior**









## **Initial Outlay**





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

#### **PROPERTY VALUATION**



Stamp Duty ADS @ 6% **£2,700** 

LBTT Charge £0

Legal Fees £1,000

Total Investment £48,700

### **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 £360 per calendar month but the potential market rent is

| 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%     |

## Return Stress Test Analysis Report





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

Annual Net Income £3,860

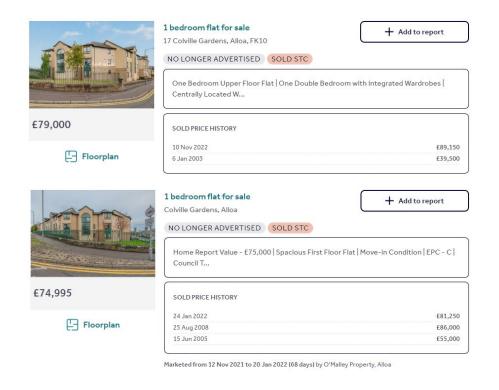
Adjusted To

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.



### **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

NO LONGER ADVERTISED

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

+ Add to report

+ Add to report

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

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



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.





www.letproperty.co.uk

# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Stripehead Alloa, FK10



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.