

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sir William Wallace Court,  
Larbert, FK5

210964266

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sir William Wallace Court, Larbert, FK5

Get instant cash flow of **£500** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£670** which would provide the investor a Gross Yield of **8.0%** 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...



Sir William Wallace Court,  
Larbert, FK5

210964266



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £670**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - HR Value] and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

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	£500	£670
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£67.00
<b>Total Monthly Costs</b>	<b>£377.50</b>	<b>£394.50</b>
<b>Monthly Net Income</b>	<b>£122.50</b>	<b>£275.50</b>
<b>Annual Net Income</b>	<b>£1,470.00</b>	<b>£3,306.00</b>
<b>Net Return</b>	<b>4.59%</b>	<b>10.33%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,966.00**  
Adjusted To

Net Return                      **6.14%**

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


Annual Net Income      **£1,806.00**  
Adjusted To

Net Return                      **5.64%**

# 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 £95,000.



2 bedroom apartment for sale

Sir William Wallace Court, Larbert, FK5

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Jun 2024 to 27 Aug 2024 (81 days) by Homes For You, Larbert

Spacious 2 Bedroom Top floor Apartment | Immaculate throughout | Secure Door Entry System | All...

£95,000

+ Add to report



2 bedroom flat for sale

51 Sir William Wallace Court, Larbert, FK5

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 3 Mar 2023 to 24 Jul 2023 (142 days) by Aberdein Considine, Stirling

Mod Top Flat | Courtyard Location | 2 Beds Bathroom | Lounge Kitchen | Elec Heat D/G | EPC-C

£95,000

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 2 bedroom end of terrace house

+ Add to report

Sir William Wallace Court, Larbert, FK5

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2024 to 27 Jun 2024 (26 days) by Northwood, Falkirk



£750 pcm

## 2 bedroom terraced house

+ Add to report

Sir William Wallace Crt, Larbert

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Mar 2023 to 3 Apr 2023 (14 days) by Taylor William Estate Agents, Larbert

# 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: **5 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](http://www.letproperty.co.uk)

Sir William Wallace Court, Larbert, FK5

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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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