

LET PROPERTY PACK

INVESTMENT INFORMATION

Lornhill Crescent, Alloa,
FK10 2JL

214190953

 www.letproperty.co.uk





Property Description

Our latest listing is in Lornhill Crescent, Alloa, FK10 2JL

Get instant cash flow of **£300** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£613** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Lornshill Crescent, Alloa,
FK10 2JL

214190953



Property Key Features

1 bedroom

1 bathroom

Good Condition

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £300

Market Rent: £613

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit

£16,250.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£22,450.00

Projected Investment Return



The monthly rent of this property is currently set at £300 per calendar month but the potential market rent is

£ 613



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	£300	£613
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£30.00	£61.30
Total Monthly Costs	£248.13	£279.43
Monthly Net Income	£51.88	£333.58
Annual Net Income	£622.50	£4,002.90
Net Return	2.77%	17.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,776.90**
Adjusted To

Net Return **12.37%**

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

Annual Net Income **£3,027.90**
Adjusted To

Net Return **13.49%**

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 £69,950.



£69,950

1 bedroom flat for sale

+ Add to report

67 Nevis Crescent, Alloa

NO LONGER ADVERTISED SOLD STC

Marketed from 26 Apr 2024 to 10 Jul 2024 (74 days) by PRIMROSE PROPERTIES, Alloa

WELL MAINTAINED UPPER FLAT SITUATED WITHIN THE POPULAR TOWN OF ALLOA | ENTRANCE STAIRWELL | LOUNG...



£68,000

1 bedroom flat for sale

+ Add to report

Shaftesbury Street, Alloa

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Jun 2024 to 27 Sep 2024 (113 days) by County Estates, Alloa

TRADITIONAL FIRST FLOOR FLAT | GENEROUSLY SIZED BEDROOM | LOUNGE | BATHROOM | SHARED REAR GARDEN...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom flat

+ Add to report

Nevis Crescent, Alloa

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Nov 2024 to 14 Nov 2024 (9 days) by Slater Hogg & Howison Lettings, Stirling

Available now | Immaculate | Furnished | Good size lounge | Kitchen with new appliances | Beautif...



£625 pcm

1 bedroom flat

+ Add to report

Brewhouse Court, Alloa, Stirling, FK10 1HZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2024 to 10 Sep 2024 (49 days) by Clyde Property, Stirling

Living Room | Kitchen | Double Bedroom | Shoer Room

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: **Moved in within the last 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

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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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