

LET PROPERTY PACK

INVESTMENT INFORMATION

Firs Street, Falkirk, FK2 7AY

212374846

 www.letproperty.co.uk





Property Description

Our latest listing is in Firs Street, Falkirk, FK2 7AY

Get instant cash flow of **£400** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£761** which would provide the investor a Gross Yield of **13.0%** 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...



Firs Street, Falkirk, FK2
7AY

212374846



Property Key Features

2 bedrooms

1 bathroom

Good Condition

Three Piece Bathroom

Parking Available

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £761

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 761



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	£400	£761
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£76.10
Total Monthly Costs	£273.75	£309.85
Monthly Net Income	£126.25	£451.15
Annual Net Income	£1,515.00	£5,413.80
Net Return	6.29%	22.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,891.80**
Adjusted To

Net Return **16.15%**

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


Annual Net Income **£4,363.80**
Adjusted To

Net Return **18.11%**

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 £73,500.



£73,500

2 bedroom flat for sale


Victoria Road, Falkirk, FK2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 10 Dec 2024 to 17 Dec 2024 (6 days) by Clyde Property, Falkirk

Sitting room | Double glazing | Two bedroom | Bathroom | Timber laminate flooring | Residents' pa...

+ Add to report



£72,000

2 bedroom flat for sale

Kemper Avenue, Falkirk, FK1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Apr 2024 to 21 Jun 2024 (80 days) by Homes For You, Larbert


Rarely available 2 bedroom flat uniquely positioned one floor from the top | Stunning panoramic v...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £785 based on the analysis carried out by our letting team at **Let Property Management**.



£785 pcm

2 bedroom flat

Creteil Court, Falkirk, FK1

NO LONGER ADVERTISED **LET AGREED**

Marketed from 6 Nov 2024 to 29 Nov 2024 (22 days) by Northwood, Falkirk

Executive Apartment | Town Centre | Near Train Stations | Controlled Entry | Gas Central Heating

[+ Add to report](#)



£775 pcm

2 bedroom flat

Western Avenue, Falkirk Town, Falkirk, FK2

NO LONGER ADVERTISED

Marketed from 1 Mar 2024 to 11 Mar 2024 (10 days) by FORTH RESIDENTIAL, Stirling

Double glazing | Dishwasher | Fridge Freezer

[+ 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**



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

Firs Street, Falkirk, FK2 7AY

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.



LETPROPERTY