

LET PROPERTY PACK

INVESTMENT INFORMATION

Grahams Road Falkirk, FK2

200851929









Property Description

Our latest listing is in Grahams Road Falkirk, FK2

Get instant cash flow of £1,040 per calendar month with a 12.5% Gross Yield for investors.

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...







Grahams Road Falkirk, FK2



2 bedrooms

1 bathroom

Double glazed window

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £1,040

200851929

Lounge









Kitchen

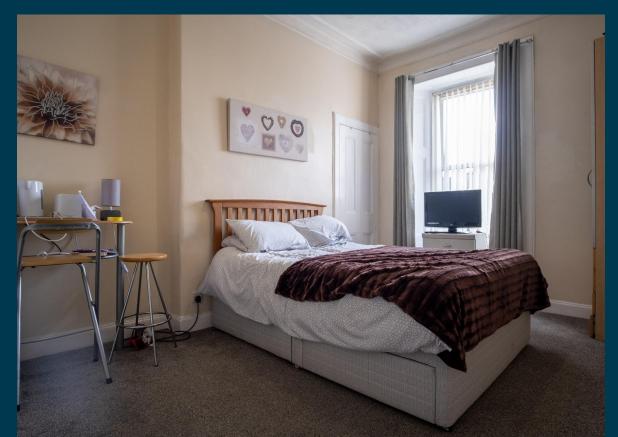






Bedrooms









Bathroom







Exterior





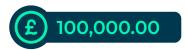
Initial Outlay





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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





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 per calendar month at



Returns Based on Rental Income	£1,040
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£104.00
Total Monthly Costs	£431.50
Monthly Net Income	£608.50
Annual Net Income	£7,302.00
Net Return	22.82%

Return Stress Test Analysis Report





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

Annual Net Income

£3,990.00

Adjusted To

Net Return

12.47%

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

Annual Net Income

£4,290.00

Adjusted To

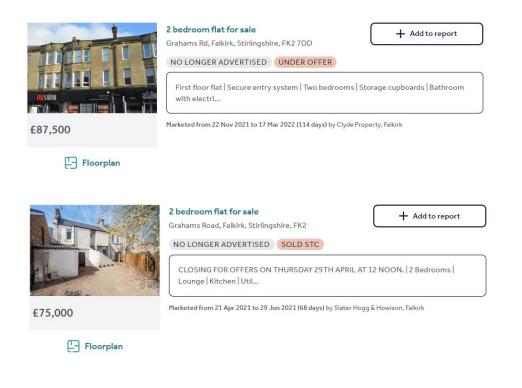
Net Return

13.41%

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 £90,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property**Management.



£1,400 pcm

2 bedroom flat

Victoria Square

NO LONGER ADVERTISED LET AGREED

Period Property | Sought After Area | Gas central heating | LARN1903080 | Landlord Reg: 138574/39...

400 pcm SOLD PRICE HISTORY



£1,300 pcm

2 bedroom flat

Princes Street, Stirling

NO LONGER ADVERTISED

Available now | Refurbished to a high standard | Good size lounge | New kitchen | New bathroom $|\dots$

Marketed from 12 Dec 2023 to 14 Dec 2023 (2 days) by Slater Hogg & Howison Lettings, Stirling

+ Add to report

+ 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



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.





Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Grahams Road Falkirk, FK2



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.