

LET PROPERTY PACK

INVESTMENT INFORMATION

Grahams Road Falkirk, FK2
7DD

200851929

 www.letproperty.co.uk





Property Description

Our latest listing is in Grahams Road Falkirk, FK2 7DD

Get instant cash flow of **£1,120** per calendar month with a **13.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Grahams Road Falkirk,
FK2 7DD

200851929



Property Key Features

2 bedroom

1 bathroom

Double glazed window

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,120

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 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 £1,120 per calendar month



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	£1,120
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£112.00
Total Monthly Costs	£439.50
Monthly Net Income	£680.50
Annual Net Income	£8,166.00
Net Return	25.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£3,930.00**
Adjusted To

Net Return **-12.28%**

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

Annual Net Income **-£5,430.00**
Adjusted To

Net Return **-16.97%**

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.



£87,500

 Floorplan

2 bedroom flat for sale

Grahams Rd, Falkirk, Stirlingshire, FK2 7DD

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

First floor flat | Secure entry system | Two bedrooms | Storage cupboards | Bathroom with electri...

Marketed from 22 Nov 2021 to 17 Mar 2022 (114 days) by Clyde Property, Falkirk



£75,000

 Floorplan

2 bedroom flat for sale

Grahams Road, Falkirk, Stirlingshire, FK2

+ Add to report

NO LONGER ADVERTISED SOLD STC

CLOSING FOR OFFERS ON THURSDAY 29TH APRIL AT 12 NOON. | 2 Bedrooms | Lounge | Kitchen | Util...

Marketed from 21 Apr 2021 to 29 Jun 2021 (68 days) by Slater Hogg & Howison, Falkirk

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Victoria Square

+ Add to report

NO LONGER ADVERTISED LET AGREED

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

SOLD PRICE HISTORY



£1,300 pcm

2 bedroom flat

Princes Street, Stirling

+ Add to report

NO LONGER ADVERTISED






Available now | Refurbished to a high standard | Good size lounge | New kitchen | New bathroom | ...

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

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.



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Grahams Road Falkirk, FK2 7DD

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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