

LET PROPERTY PACK

INVESTMENT INFORMATION

Tron Ct Tullibody, Alloa FK10 2PS

200875244











Property Description

Our latest listing is in Tron Ct Tullibody, Alloa FK10 2PS

Get instant cash flow of £575 per calendar month with a 8.6% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 10.5% 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...







Tron Ct Tullibody, Alloa FK10 2PS



3 bedroom

1 bathroom

Spacious Rooms

Perfect Location for Working Professional

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £575

Market Rent: £700

Lounge









Kitchen









Bedrooms









Bathroom





Exterior





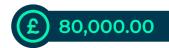
Initial Outlay





Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£20,000.00**

Stamp Duty ADS @ 6% **£4,800.00**

Legal Fees £1,000.00

Total Investment £25,800.00

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 at £575 per calendar month but the potential market rent is

700
700

Returns Based on Rental Income	£575	£700
Mortgage Payments on £60,000.00 @ 4%	£200.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£57.50	£70.00
Total Monthly Costs	£272.50	£285.00
Monthly Net Income	£302.50	£415.00
Annual Net Income	£3,630.00	£4,980.00
Net Return	14.07%	19.30%

Return Stress Test Analysis Report





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

Annual Net Income

£3,580.00

Adjusted To

Net Return

13.88%

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income

£3,780.00

Adjusted To

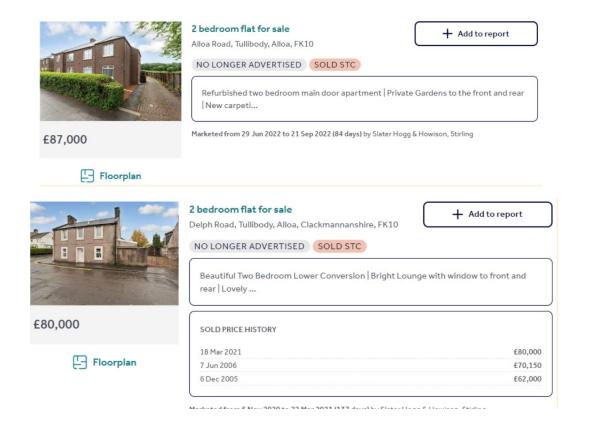
Net Return

14.65%

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 £87,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property**Management.





£950 pcm



Marketed from 12 Jan 2023 to 17 Jan 2023 (5 days) by OpenRent, London

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: Moved in within the last 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**

Tron Ct Tullibody, Alloa FK10 2PS



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.