

LET PROPERTY PACK

INVESTMENT INFORMATION

Tron Ct Tullibody, Alloa
FK10 2PS

200875244

 www.letproperty.co.uk





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

200875244



Property Key Features

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





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

£ 80,000.00

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



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 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%

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.



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.



2 bedroom flat for sale
Alloa Road, Tullibody, Alloa, FK10

+ Add to report

NO LONGER ADVERTISED SOLD STC

Refurbished two bedroom main door apartment | Private Gardens to the front and rear | New carpeti...

£87,000

Marketed from 29 Jun 2022 to 21 Sep 2022 (84 days) by Slater Hogg & Howison, Stirling

Floorplan



2 bedroom flat for sale
Delph Road, Tullibody, Alloa, Clackmannanshire, FK10

+ Add to report

NO LONGER ADVERTISED SOLD STC

Beautiful Two Bedroom Lower Conversion | Bright Lounge with window to front and rear | Lovely ...

£80,000

SOLD PRICE HISTORY

18 Mar 2021	£80,000
7 Jun 2006	£70,150
6 Dec 2005	£62,000

Floorplan

Marketed from 5 Mar 2020 to 22 Mar 2021 (177 days) by Slater Hogg & Howison, Stirling

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**.



£1,350 pcm

3 bedroom apartment

Menstrie Place, Menstrie

+ Add to report

NO LONGER ADVERTISED LET AGREED

Gas Central Heating | HMO Compliant | Good Transport Links | Landlord Reg:
218500/150/12111 | LA...

SOLD PRICE HISTORY

18 Jan 2016	£66,500
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Marketed from 27 Apr 2023 to 21 Jun 2023 (54 days) by Martin & Co, Stirling



£950 pcm

3 bedroom flat

Ashley Terrace, Alloa, FK10

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1596141

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**
-  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

Tron Ct Tullibody, Alloa FK10 2PS

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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