

LET PROPERTY PACK

INVESTMENT INFORMATION

Birch Grove, Menstrie, FK11 7DW

203116891











Property Description

Our latest listing is in Birch Grove, Menstrie, FK11 7DW

Get instant cash flow of £1,120 per calendar month with a 4.6% Gross Yield for investors.

This property has a potential to rent for £1,500 which would provide the investor a Gross Yield of 6.2% if the rent was increased to market rate.

With a long term tenant that would like to remain situated and a potential rental rate that would ensure a promising return, this property will prove to be a fantastic addition to an investors portfolio.

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







Birch Grove, Menstrie, FK11 7DW



4 Bedroom

2 Bathroom

Great Condition

Three Piece Bathroom and WC

Factor Fees: £0.00

Current Rent: £1,120

Market Rent: £1,500

203116891

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









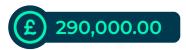
Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £217,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£72,500.00**

Stamp Duty ADS @ 6% **£17,400.00**

LBTT Charge £4,100

Legal Fees £1,000.00

Total Investment £95,000.00

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 at £1,120 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,120	£1,500
Mortgage Payments on £217,500.00 @ 5%	£906.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£112.00	£150.00
Total Monthly Costs	£1,033.25	£1,071.25
Monthly Net Income	£86.75	£428.75
Annual Net Income	£1,041.00	£5,145.00
Net Return	1.10%	5.42 %

Return Stress Test Analysis Report





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

£2,145.00

Annual Net Income

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Adjusted To

Net Return

2.26%

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

Annual Net Income

£795.00

Adjusted To

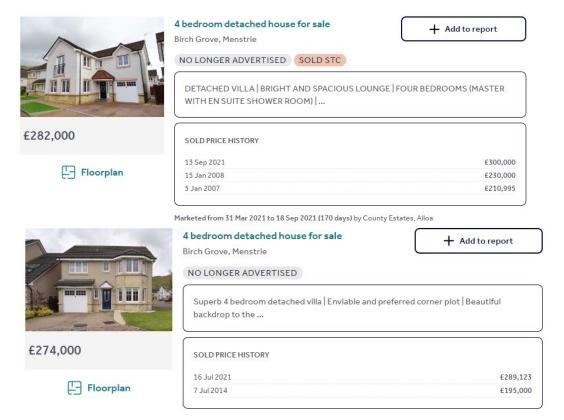
Net Return

0.84%

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 £300,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,595 based on the analysis carried out by our letting team at **Let Property**Management.



£1,595 pcm

4 bedroom villa

Rowan Crescent, Menstrie, Stirling, FK11 7DS

NO LONGER ADVERTISED

Four bedroom detached villa

Marketed from 3 Nov 2023 to 6 Dec 2023 (32 days) by Clyde Property, Stirling



£1,350 pcm

4 bedroom detached house

Blackthorn Grove, Menstrie

NO LONGER ADVERTISED LET AGREED

Available now | Detached Villa | Master Ensuite | Fitted Kitchen | Gas Central Heating | Fantasti...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

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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: 5 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**

Birch Grove, Menstrie, FK11 7DW



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.