

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Longdales Court, Falkirk,  
FK2

210964232

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Longdales Court, Falkirk, FK2

Get instant cash flow of **£575** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£780** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

**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...



Longdales Court, Falkirk,  
FK2

210964232



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £20.00 per month**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £575**

**Market Rent: £780**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - HR Value] and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 95,000.00

25% Deposit	<b>£23,750.00</b>
Stamp Duty ADS @ 6%	<b>£5,700.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£30,450.00</b>

# Projected Investment Return



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

£ 780

Returns Based on Rental Income	£575	£780
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	Freehold	
Letting Fees	£57.50	£78.00
<b>Total Monthly Costs</b>	<b>£389.38</b>	<b>£409.88</b>
<b>Monthly Net Income</b>	<b>£185.63</b>	<b>£370.13</b>
<b>Annual Net Income</b>	<b>£2,227.50</b>	<b>£4,441.50</b>
<b>Net Return</b>	<b>7.32%</b>	<b>14.59%</b>

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      **£2,881.50**  
Adjusted To

Net Return                      **9.46%**

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

Annual Net Income      **£3,016.50**  
Adjusted To

Net Return                      **9.91%**

# 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 £175,000.



£175,000

2 bedroom semi-detached house for sale

+ Add to report

Longdales Court, Falkirk, Stirlingshire, FK2

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Jul 2023 to 22 Sep 2023 (56 days) by YOUR MOVE, Falkirk

Semi-detached Villa | Lounge | Dining Kitchen | Conservatory | 2 Bedrooms | Bathroom | Gardens | ...



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Longdales Court, Carron, Falkirk, FK2 7EP

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Nov 2022 to 4 May 2023 (184 days) by NEST Estate Agents, Falkirk

2 DOUBLE BEDROOMS | FITTED WARDROBES IN BOTH BEDROOMS | INTEGRATED FRIDGE FREEZER | INTEGRATED WA...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 2 bedroom flat

Bairns Ford Court, Falkirk, Stirling, FK2 7LZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2023 to 25 Oct 2023 (65 days) by Clyde Property, Stirling

+ Add to report



£900 pcm

## 2 bedroom terraced house

Garbett Place, FALKIRK, Falkirk, FK2 7US

NO LONGER ADVERTISED

LET AGREED






Marketed from 28 Aug 2023 to 4 Oct 2023 (36 days) by Clyde Property, Stirling

+ 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**
-  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](http://www.letproperty.co.uk)

Longdales Court, Falkirk, FK2

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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