

LET PROPERTY PACK

INVESTMENT INFORMATION

Balfour Crescent, Larbert, FK5

179953664









Property Description

Our latest listing is in Balfour Crescent, Larbert, FK5

This property has a potential to rent for £712 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Balfour Crescent, Larbert, FK5



2 bedroom

1 bathroom

Spacious Room

Parking Space Available

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £712

179953664

Lounge









Kitchen



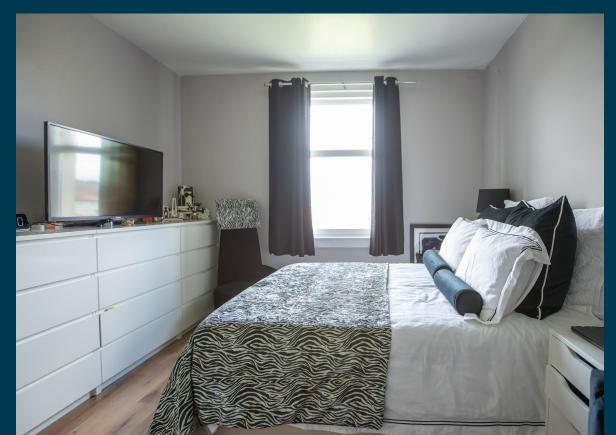






Bedrooms









Bathroom









Exterior









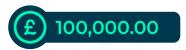
Initial Outlay





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



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





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	£712
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£71.20
Total Monthly Costs	£398.70
Monthly Net Income	£313.30
Annual Net Income	£3,759.60
Net Return	11.75%

Return Stress Test Analysis Report





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

Annual Net Income

£2,335.60

Adjusted To

Net Return

7.30%

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

Annual Net Income

£2,259.60

Adjusted To

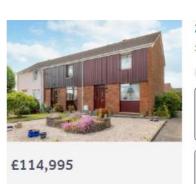
Net Return

7.06%

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 £114,995.





53Balfour Crescent, Larbert, Stirlingshire, FK5 4BB

NO LONGER ADVERTISED

Spacious end-terrace home situated in a sought after cul-de-sac | Lounge/diner with dual aspect w...

SOLD PRICE HISTORY



2 bedroom terraced house for sale

Balfour Crescent, Larbert, FK5

NO LONGER ADVERTISED SOLD STC

Immaculate Two Bedroom Mid Terraced House | Presented In Walk In Condition | Modern Kitchen And B...

£113,000

SOLD PRICE HISTORY

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at Let Property Management.



£800 pcm

2 bedroom flat

+ Add to report

Queens Court, Larbert, FK5

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Sep 2024 to 11 Oct 2024 (21 days) by Campbell & Dean Ltd, Falkirk



£675 pcm

2 bedroom flat

+ Add to report

Balfour Crescent, Larbert, FK5

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Jan 2024 to 1 Feb 2024 (8 days) by Campbell & Dean Ltd, Falkirk

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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?

Call us on **0141 478 0985**

Balfour Crescent, Larbert, FK5



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.