

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Balfour Crescent, Larbert,  
FK5

179953664

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





## 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

179953664



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Parking Space Available**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £712**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed 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

£ 100,000.00

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	TBC
Ground Rent	TBC
Letting Fees	£71.20
<b>Total Monthly Costs</b>	<b>£398.70</b>
<b>Monthly Net Income</b>	<b>£313.30</b>
<b>Annual Net Income</b>	<b>£3,759.60</b>
<b>Net Return</b>	<b>11.75%</b>

# 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.



£114,995

## 2 bedroom end of terrace house for sale

53Balfour Crescent, Larbert, Stirlingshire, FK5 4BB

+ Add to report

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY



£113,000

## 2 bedroom terraced house for sale

Balfour Crescent, Larbert, FK5

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

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

SOLD PRICE HISTORY

# 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.



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

Balfour Crescent, Larbert, FK5

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.



**LETPROPERTY**