

LET PROPERTY PACK

INVESTMENT INFORMATION

Ross Crescent, Camelon,
Falkirk, FK1

211517326

 www.letproperty.co.uk





Property Description

Our latest listing is in Ross Crescent, Camelon, Falkirk, FK1

Get instant cash flow of **£800** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

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



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Falkirk, FK1

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Property Key Features

3 Bedrooms

1 Bathroom

Driveway

Patio

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000

25% Deposit	£37,500.00
SDLT Charge	4500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£563.75	£583.75
Monthly Net Income	£236	£416
Annual Net Income	£2,835	£4,995
Net Return	6.59%	11.62%

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 **£2,995**
Adjusted To

Net Return **6.97%**

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

Annual Net Income **£2,745**
Adjusted To

Net Return **6.38%**

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 £155,000.



£154,995

3 bedroom end of terrace house for sale

+ Add to report

15 Ross Crescent, Camelon, FK1 4NT

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 5 Oct 2024 (115 days) by Falkirk Homes Estate Agency Ltd., Falkirk



£125,000

2 bedroom end of terrace house for sale

+ Add to report

Ross Crescent, Camelon

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jan 2022 to 18 Apr 2022 (94 days) by Paul Rolfe Sales and Letting, Stirling

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

3 bedroom terraced house

Mariner Avenue, Camelon, Falkirk, FK1

NO LONGER ADVERTISED

Marketed from 24 Dec 2023 to 11 Jan 2024 (18 days) by OpenRent, London

+ Add to report



£850 pcm

2 bedroom flat

Watling Avenue, Camelon, Falkirk

NO LONGER ADVERTISED






Marketed from 11 Jul 2024 to 22 Aug 2024 (42 days) by Quicklist, Nationwide

+ 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: **Within 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.



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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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