

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Falkirk, FK2

200389621

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Falkirk, FK2

Get instant cash flow of **£450** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£631** which would provide the investor a Gross Yield of **10.1%** 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...



Main Street, Falkirk, FK2

200389621



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £450

Market Rent: £631

Lounge



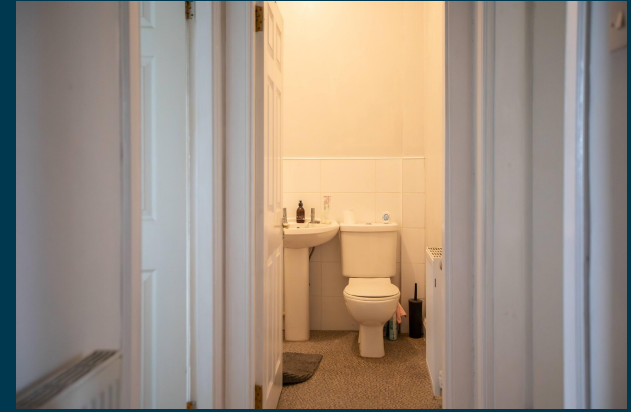
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

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 £450 per calendar month but the potential market rent is



£ 631

Returns Based on Rental Income	£450	£631
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£45.00	£63.10
Total Monthly Costs	£294.38	£312.48
Monthly Net Income	£155.63	£318.53
Annual Net Income	£1,867.50	£3,822.30
Net Return	7.70%	15.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,560.30**
Adjusted To

Net Return **10.56%**

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

Annual Net Income **£2,697.30**
Adjusted To

Net Return **11.12%**

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 £69,995.



£69,995

1 bedroom flat for sale

12 Smith Street, Falkirk, FK2 7NA

+ Add to report

CURRENTLY ADVERTISED

Back and Front Door Access | Ground Floor Flat | Shared Garden | Spacious Lounge | Great Central ...

Marketed from 10 Oct 2023 by Falkirk Homes Estate Agency Ltd., Falkirk



£64,995

1 bedroom ground floor flat for sale

47 Castings Drive, Falkirk, FK2 7BN

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Excellent central location | Gardens front and rear | Ample parking | Short walk to town centre |...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

Ewing Drive, Falkirk, FK2

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Oct 2024 by Halliday Homes Lettings & Property Management, Stirling

+ Add to report



£895 pcm

2 bedroom flat

Merchiston Avenue, Falkirk, FK2

NO LONGER ADVERTISED

Marketed from 12 Nov 2023 to 1 Dec 2023 (18 days) by OpenRent, London

+ 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**

 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.



www.letproperty.co.uk

Main Street, 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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