

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Drysdale Street, Alloa, FK10  
1JL

212090116

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





## Property Description

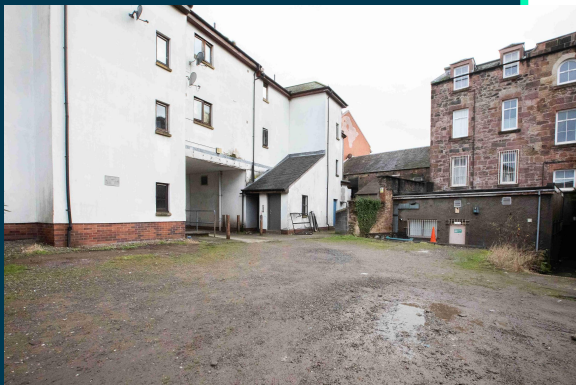
Our latest listing is in Drysdale Street, Alloa, FK10 1JL

Get instant cash flow of **£440** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**1 BEDROOM**

**1 BATHROOM**

**Three Piece Bathroom**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: LEASEHOLD**

**Current Rent: £440**

**Market Rent: £550**

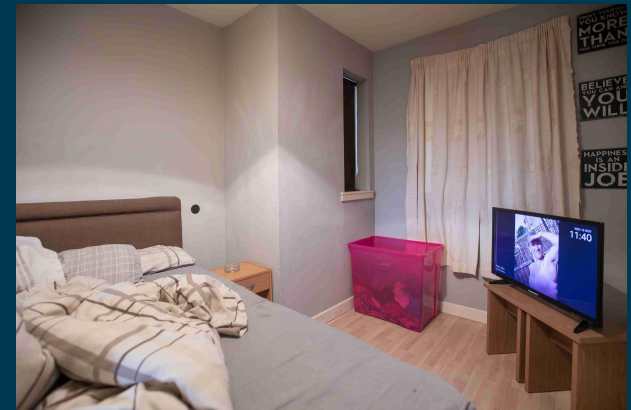
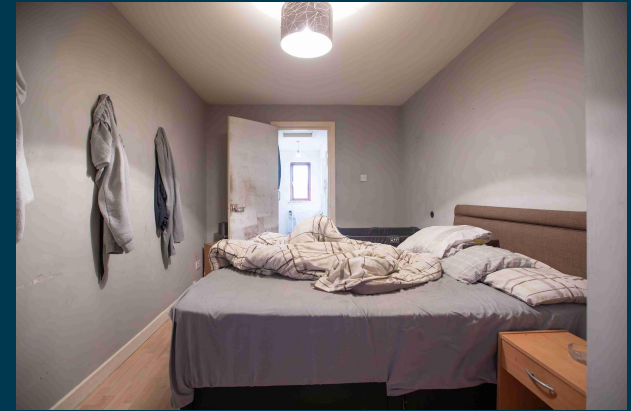
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit	£15,750.00
SDLT Charge	£1,890
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£18,640.00</b>

# Projected Investment Return

The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 550



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	£440	£550
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£44.00	£55.00
<b>Total Monthly Costs</b>	<b>£255.88</b>	<b>£266.88</b>
<b>Monthly Net Income</b>	<b>£184.13</b>	<b>£283.13</b>
<b>Annual Net Income</b>	<b>£2,209.50</b>	<b>£3,397.50</b>
<b>Net Return</b>	<b>11.85%</b>	<b>18.23%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,297.50**  
Adjusted To

Net Return                      **12.33%**

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

Annual Net Income      **£2,452.50**  
Adjusted To

Net Return                      **13.16%**

# 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 £63,000.



£89,500

## 1 bedroom flat for sale

+ Add to report

North Street, Alloa, FK10

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Jul 2024 to 7 Oct 2024 (74 days) by Halliday Homes, Bridge Of Allan



£73,000

## 1 bedroom flat for sale

+ Add to report

11 Burgh Mews, Alloa, FK10

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 9 Jul 2024 to 23 Sep 2024 (76 days) by Aberdein Considine, Stirling

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

## 1 bedroom flat

+ Add to report

Brewhouse Court, Alloa, Stirling, FK10 1HZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2024 to 10 Sep 2024 (49 days) by Clyde Property, Stirling



£625 pcm

## 1 bedroom flat

+ Add to report

Stripehead, Alloa, Clackmannanshire, FK10

NO LONGER ADVERTISED






LET AGREED

Marketed from 24 May 2024 to 24 Jun 2024 (31 days) by Capital Letters, Stirling

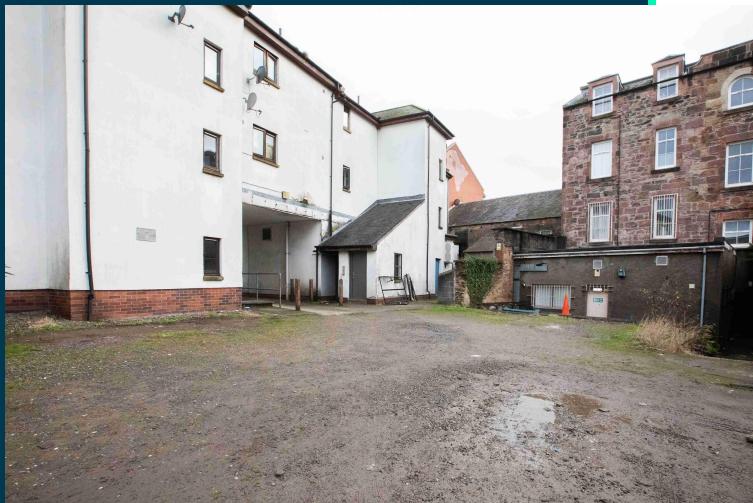
# Current Tenant Profile



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: **5 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.



**LETPROPERTY**