

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kerse Road Grangemouth,  
FK3

198471728

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





## Property Description

Our latest listing is in Kerse Road Grangemouth, FK3

Get instant cash flow of **£435** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** 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...



Kerse Road  
Grangemouth, FK3

198471728



## Property Key Features

1 bedroom

1 bathroom

Double Glazed Windows

Shared Garden Space

Factor Fees: £0.00

Current Rent: £435

Market Rent: £600

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£27,350.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £435 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£435	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£43.50	£60.00
<b>Total Monthly Costs</b>	<b>£324.13</b>	<b>£340.63</b>
<b>Monthly Net Income</b>	<b>£110.88</b>	<b>£259.38</b>
<b>Annual Net Income</b>	<b>£1,330.50</b>	<b>£3,112.50</b>
<b>Net Return</b>	<b>4.86%</b>	<b>11.38%</b>

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      **£1,912.50**  
Adjusted To

Net Return                      **6.99%**

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

Annual Net Income      **£1,837.50**  
Adjusted To

Net Return                      **6.72%**

# 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 £95,000.



£89,995



**1 bedroom ground floor flat for sale**  
3 Strathearn Court, Grangemouth, FK3 9HY

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Front Door Access | Beautifully Decorated | Walk-In-Condition | New Electric Smart Heating | ...

SOLD PRICE HISTORY

5 May 2022	£95,000
2 Jun 2021	£87,996
12 May 2014	£54,000



£79,995



**1 bedroom ground floor flat for sale**  
3 Strathearn Court, Grangemouth, FK3 9HY

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Beautifully presented. | Open Plan Living | Walk in condition. | Stunning grounds. | Character pr...

SOLD PRICE HISTORY

5 May 2022	£95,000
2 Jun 2021	£87,996
12 May 2014	£54,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 1 bedroom flat

Oswald Street, Falkirk, FK1

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1559458

Marketed from 19 Jun 2023 to 20 Jun 2023 by OpenRent, London

+ Add to report



£700 pcm

## 1 bedroom flat

Temperance House, Lint Riggs, Falkirk

NO LONGER ADVERTISED LET AGREED

**\*\*AVAILABLE NOW\*\*** | Luxury 1 bedroom town centre apartment. | Large Built in Wardrobes | Open pla...

Marketed from 9 Oct 2023 to 24 Oct 2023 (15 days) by Slater Hogg & Howison Lettings, Stirling

+ 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 Short Assured Tenancy Agreement In Place: **YES**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **0 - 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.



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

Kerse Road Grangemouth, FK3

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**