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# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bridge Lane, Catrine, Mauchline, KA5 6RR

196131884

( www.letproperty.co.uk

### **LETPR®PERTY**





## **Property** Description

Our latest listing is in Bridge Lane, Catrine, Mauchline, KA5 6RR

Get instant cash flow of £350 per calendar month with a 8.4% Gross Yield for investors.

This property has a potential to rent for £450 which would provide the investor a Gross Yield of 10.8% if the rent was increased to market rate.

With tenants that are looking to remain situated for the foreseeable future and a great potential rental income, this would be a great addition to an investors portfolio.

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

#### **LE7PR®PERTY**





#### Bridge Lane, Catrine, Mauchline, KA5 6RR

196131884

2 Bedroom Fa 1 Bathroom Cu Spacious Rooms M

**\$**⊘

**Modern Kitchen** 

-7

**Property Key Features** 

Factor Fees: £0.00

Current Rent: £350

Market Rent: £450













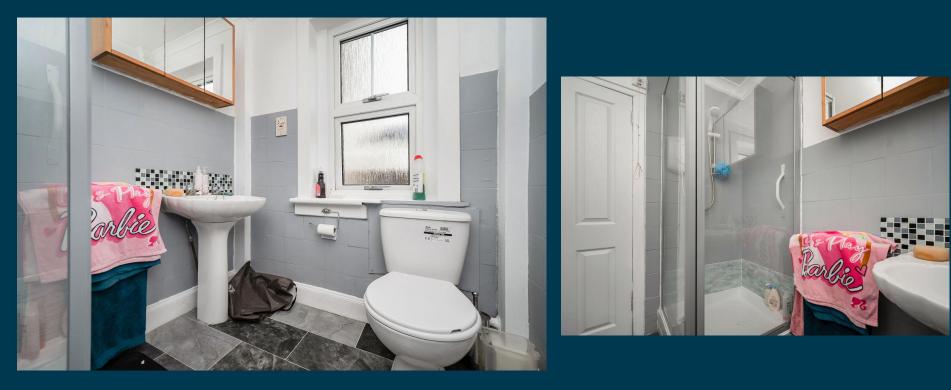
## Bedrooms





## Bathroom











## **Initial** Outlay





	PROPERTY VALUATION
Stamp Duty ADS @ 6%	£3,000
Legal Fees	£1,000
Total Investment	£54,000

Outlay figures based on assumed cash purchase of £50,000.

## **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 £350 per calendar month but the potential market rent is

Returns Based on Rental Income	£350	£450
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£35.00	£45.00
Total Monthly Costs	£80.00	£90.00
Monthly Net Income	<b>£270.00</b>	£360.00
Annual Net Income	<b>£3,240.00</b>	<b>£4,320.00</b>
Net Return	<mark>6.00%</mark>	<mark>8.00%</mark>

450

## Return Stress Test Analysis Report





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

Annual Net Income	£3,420
Adjusted To	

Net Return 6.33%

## 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 £90,000.

Floorplan	2 bedroom terraced house for sale	+ Add to report
	Bridge Lane, Catrine, Mauchline	
	NO LONGER ADVERTISED	DLD STC
	Traditional Mid-Terraced Villa   Tw Low Maintenance Garden   Spaci	
£80,000	SOLD PRICE HISTORY	
	12 Jul 2022	£90,000
E Floorplan	2 bedroom ground floor flat fo sale	r + Add to report
	Bridge Lane, Catrine, Mauchline	
	NO LONGER ADVERTISED	DLD STC
12 Aug	Ground floor position   Local Am bedrooms   Freshly decorated	
£45,000	SOLD PRICE HISTORY	
	1 Sep 2022	£47,000

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £475 based on the analysis carried out by our letting team at **Let Property Management**.



£475 pcm

#### 2 bedroom flat

Newton Terrace, Catrine, Mauchline, KA5

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1323752

Marketed from 11 Mar 2022 to 11 Apr 2022 (31 days) by OpenRent, London



#### 2 bedroom flat

Newton Terrace, Catrine, Mauchline, KA5

NO LONGER ADVERTISED

+ Add to report

+

Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 1393779

Marketed from 19 May 2022 to 16 Jun 2022 (28 days) by OpenRent, London

£450 pcm

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 Payment history: On time for length of tenancy

Current term of tenancy: 2 years+

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

#### Bridge Lane, Catrine, Mauchline, KA5 6RR

#### **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.

