

LET PROPERTY PACK

INVESTMENT INFORMATION

Almswall Road, Kilwinning,
KA13 6BL

199704340

 www.letproperty.co.uk





Property Description

Our latest listing is in Almswall Road, Kilwinning, KA13 6BL

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.0%** 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...



Almswall Road,
Kilwinning, KA13 6BL

199704340



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Current Rent: £450

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
Legal Fees	£1,000.00
Total Investment	£19,600.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 500



Returns Based on Rental Income	£450	£500
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£50.00
Total Monthly Costs	£247.50	£252.50
Monthly Net Income	£202.50	£247.50
Annual Net Income	£2,430.00	£2,970.00
Net Return	12.40%	15.15%

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 **£1,970.00**
Adjusted To

Net Return **10.05%**

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income **£2,070.00**
Adjusted To

Net Return **10.56%**

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 £68,500.



£68,500



2 bedroom flat for sale

Almswall Road, Kilwinning, North Ayrshire, KA13

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Ground Floor Flat | Two Double Bedrooms | Private Front & Back Door | Central Location | Recently...

SOLD PRICE HISTORY

22 May 2023 £70,100



£65,000



2 bedroom flat for sale

35 Almswall Road, KILWINNING, KA13 6BL

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

This Upper Flat is located in a well established area just a short walk from the town centre and ...

SOLD PRICE HISTORY

17 Feb 2021 £65,000

Marketed from 16 Oct 2020 to 11 Feb 2021 (118 days) by Taylor & Henderson, Saltcoats

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £565 based on the analysis carried out by our letting team at **Let Property Management**.



£565 pcm

2 bedroom flat

Alexandra Gardens, Kilwinning, Ayrshire, KA13

+ Add to report

NO LONGER ADVERTISED

Available now | Part Furnished or Unfurnished | Two Double Bedrooms | Modern Throughout | Pri...

SOLD PRICE HISTORY

16 Sep 2021 £72,000

Marketed from 3 Nov 2022 to 2 Aug 2023 (272 days) by JC Roxburgh Properties Ltd., Troon



£525 pcm

 Floorplan

2 bedroom flat

Flat 72, Caley House Howgate KA13 6EJ

+ Add to report

NO LONGER ADVERTISED **LET AGREED**

First Floor Flat | Two Bedrooms | Open plan Living Room/Modern Fitted kitchen | Family Bathroom |...

SOLD PRICE HISTORY






12 Oct 2022 £55,000

Marketed from 27 Sep 2023 to 13 Nov 2023 (46 days) by Donald Ross Residential Lettings, Ayr

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: **3 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

Almswall Road, Kilwinning, KA13 6BL

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.



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