

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Burnlea Place, Stevenston,  
KA20 4EQ

210711062

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





## Property Description

Our latest listing is in Burnlea Place, Stevenston, KA20 4EQ

Get instant cash flow of **£475** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in the Stevenston, it will make for a reliable long term investment for an investor.**

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



Burnlea Place,  
Stevenston, KA20 4EQ

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Room**

**Spacious Kitchen**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £475**

**Market Rent: £600**

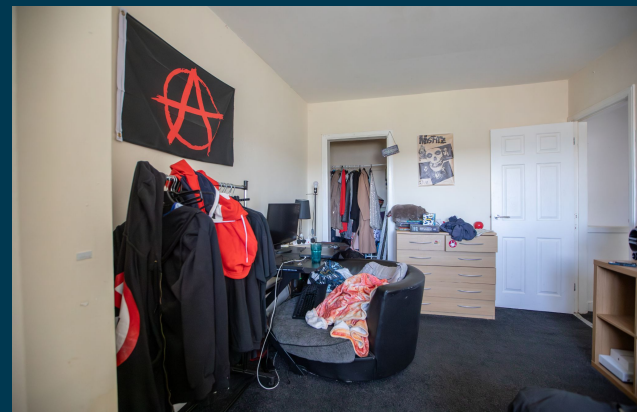
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £75,000.00 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	<b>£18,750.00</b>
Stamp Duty ADS @ 6%	<b>£4,500.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£24,250.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 600



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	£475	£600
Mortgage Payments on £56,250.00 @ 5%	<b>£234.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£47.50</b>	<b>£60.00</b>
<b>Total Monthly Costs</b>	<b>£296.88</b>	<b>£309.38</b>
<b>Monthly Net Income</b>	<b>£178.13</b>	<b>£290.63</b>
<b>Annual Net Income</b>	<b>£2,137.50</b>	<b>£3,487.50</b>
<b>Net Return</b>	<b>8.81%</b>	<b>14.38%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,287.50**  
Adjusted To

Net Return                      **9.43%**

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


Annual Net Income      **£2,362.50**  
Adjusted To

Net Return                      **9.74%**

# 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.



### 2 bedroom end of terrace house for sale

Queens Drive, Ardrossan, KA22


**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 28 May 2024 by Glow Homes Letting & Sales, Saltcoats

Large Corner Plot | Spacious Lounge | Modern Fitted Kitchen | Newly Fitted Shower Room | 2 Double...

Lightbulb icon EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (£) per sqft: **£139.35**

 [View floor plan](#)

**£90,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

## 2 bedroom terraced house

+ Add to report

Chapelhill Mount, Ardrossan, KA22

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 5 Oct 2024 (15 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2231787



£600 pcm

## 2 bedroom end of terrace house

+ Add to report

Sundrum Pl, Kilwinning, KA13

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 9 Aug 2024 by OpenRent, London

No Agent Fees | Property Reference Number: 2184375

# 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: **More than 4 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)

Burnlea Place, Stevenston, KA20 4EQ

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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