

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirn Brae, Dunoon, PA23

212923055

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirn Brae, Dunoon, PA23

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Kirn Brae, Dunoon, PA23

212923055



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£44,400.00

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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£552.50
Monthly Net Income	£447.50
Annual Net Income	£5,370.00
Net Return	12.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,370.00**
Adjusted To

Net Return **7.59%**

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

Annual Net Income **£3,270.00**
Adjusted To

Net Return **7.36%**

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 £150,000.



£150,000

2 bedroom flat for sale

+ Add to report

Marine Parade, Kirn, Dunoon, PA23

NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 5 Jul 2023 (13 days) by Auction House Scotland, Paisley



£140,000

3 bedroom apartment for sale

+ Add to report

2, Flat 0/2, Broughallan Gardens Marine Parade, Dunoon

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Apr 2021 to 10 Sep 2021 (134 days) by The Property Boom Ltd, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom cottage

High Road, Dunoon, Blairmore, PA23

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 29 Oct 2024 (98 days) by Bowman Rebecchi, Gourrock

+ Add to report



£900 pcm

3 bedroom house

Fairways Drive, Kirn, Dunoon

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2024 to 20 Nov 2024 (13 days) by Kirkland Letting Agents Ltd, Coatbridge

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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Kirn Brae, Dunoon, PA23

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.



LETPROPERTY