

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirn Brae, Dunoon, PA23

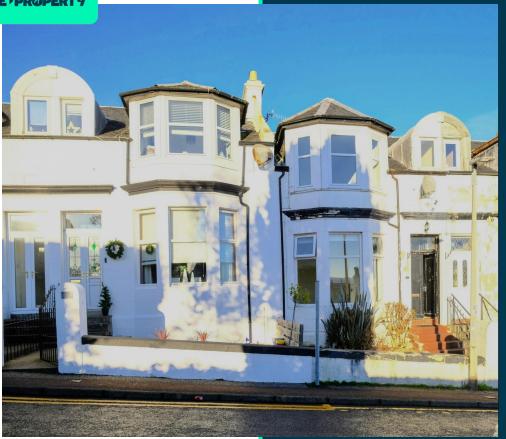
212923055











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



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,000

212923055

Lounge









Kitchen







Bedrooms









Bathroom





Exterior









Initial Outlay





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



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.



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

£150,000

3 bedroom apartment for sale



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

NO LONGER ADVERTISED

SOLD STC

£140,000

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.



3 bedroom cottage

+ Add to report

High Road, Dunoon, Blairmore, PA23

NO LONGER ADVERTISED

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

£1,500 pcm



£900 pcm

3 bedroom house

+ Add to report

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

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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**

Kirn Brae, Dunoon, PA23



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.