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LET PROPERTY PACK

INVESTMENT INFORMATION

Millhill Avenue, Kilmaurs, KA3 2TA

212823942

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Millhill Avenue, Kilmaurs, KA3 2TA

Get instant cash flow of £450 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 9.5% 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...

LETPR[®]PERTY





Millhill Avenue, Kilmaurs, KA3 2TA

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1 bedroom 1 bathroom Well Maintained Property **Three Piece Bathroom Front Yard Parking Space Available Contemporary Kitchen Easy Access to Local Amenities**

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £450 Market Rent: £750 Lounge





Kitchen





Bedrooms





Bathroom





Exterior



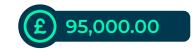






Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

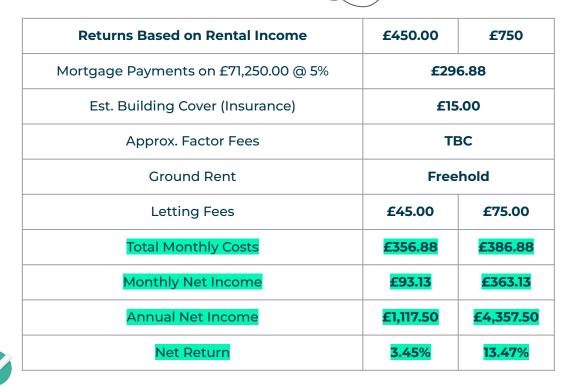


25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

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



LETORUPER

Return Stress Test Analysis Report





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

Annual Net Income **£2,857.50** Adjusted To

Net Return 8.83%

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

Annual Net Income **£2,932.50** Adjusted To

Net Return

9.06%

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 £120,000.



	1 bedroom bungalow for sale	+ Add to report
	Dunvegan Court, Kirk Street, Prestwick, South Ayrshire, KA9	
£105,000	NO LONGER ADVERTISED UNDER OFFER	
	Marketed from 24 Apr 2024 to 16 Dec 2024 (235 days) by Lomond, Prestwick	
	Spacious Lounge Close To Town Centre Parking To Front On The Level Accom	modation Private

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £840 based on the analysis carried out by our letting team at **Let Property Management**.

FENG	1 bedroom semi-detached bungalow	+ Add to report
	auchendores cottage Finlaystone Road, PA13	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 12 Sep 2024 to 28 Oct 2024 (46 days) by Parker Property, Glasgow	
£840 pcm	Central Heating Shared Garden Private Parking Shower Double Glazing Carpe	t Flooring G

	1 bedroom bungalow	+ Add to report
IIIII I II.	North Woodside Road, KELVINBRIDGE	
TIL IN R	NO LONGER ADVERTISED	
	Marketed from 11 Mar 2024 to 12 Mar 2024 (1 days) by Slater Hogg & H	Howison Lettings, Glasgow
£795 pcm	Available 21st June 2023 One Double Bedroom Spacious L Shaped I	Lounge Fully Furnished Exce

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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PROPERTY ID: 12345678