

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...



Millhill Avenue, Kilmaurs,
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Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Three Piece Bathroom

Front Yard

Parking Space Available

Contemporary Kitchen

Easy Access to Local Amenities

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

£ 95,000.00

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



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

£ 750



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	£450.00	£750
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£75.00
Total Monthly Costs	£356.88	£386.88
Monthly Net Income	£93.13	£363.13
Annual Net Income	£1,117.50	£4,357.50
Net Return	3.45%	13.47%

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.



£120,000

1 bedroom bungalow for sale


17 Dallas Court, Troon, KA10 6JR

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Jul 2024 to 1 Oct 2024 (75 days) by Donald Ross Residential, Ayr

One Bedroom Bungalow | Entrance Porch & Hall | Spacious Lounge | Kitchen with Pantry | Double Bed...

+ Add to report



£105,000

1 bedroom bungalow for sale

Dunvegan Court, Kirk Street, Prestwick, South Ayrshire, KA9

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 Accommodation | Private ...

+ Add to report

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**.



1 bedroom semi-detached bungalow

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

Central Heating | Shared Garden | Private Parking | Shower | Double Glazing | Carpet Flooring | G...

+ Add to report

£840 pcm



1 bedroom bungalow

North Woodside Road, KELVINBRIDGE

NO LONGER ADVERTISED

Marketed from 11 Mar 2024 to 12 Mar 2024 (1 days) by Slater Hogg & Howison Lettings, Glasgow

Available 21st June 2023 | One Double Bedroom | Spacious L Shaped Lounge | Fully Furnished | Exce...

+ Add to report

£795 pcm

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



 www.letproperty.co.uk

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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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