

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Morton Road, Stewarton, Kilmarnock KA3

211171617









## **Property Description**

Our latest listing is in Morton Road, Stewarton, Kilmarnock KA3

Get instant cash flow of £525 per calendar month with a 9.7% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Morton Road, Stewarton, Kilmarnock KA3



1 Bedroom

1 Bathroom

Driveway

**Good Condition** 

Factor Fees: £22.92 pm

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £525** 

211171617

# Lounge









# Kitchen









# **Bedrooms**









# Bathroom









# **Exterior**









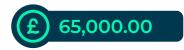
## **Initial Outlay**





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£16,250.00** 

Stamp Duty ADS @ 6% **£5,200.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £22,450.00

## **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£525Mortgage Payments on £48,750.00 @ 5%£203.13Est. Building Cover (Insurance)£15.00Approx. Factor Fees£22.92Ground RentFreeholdLetting Fees£52.50Total Monthly Costs£293.55Monthly Net Income£231.46Annual Net Income£2,777.46Net Return12.37%		
Est. Building Cover (Insurance)  Approx. Factor Fees  Ground Rent  Letting Fees  Freehold  Letting Fees  Found Monthly Costs  Monthly Net Income  £231.46  Annual Net Income	Returns Based on Rental Income	£525
Approx. Factor Fees  Ground Rent  Letting Fees  £52.50  Total Monthly Costs  Monthly Net Income  £231.46  Annual Net Income  £2,777.46	Mortgage Payments on £48,750.00 @ 5%	£203.13
Ground Rent  Letting Fees  £52.50  Total Monthly Costs  Monthly Net Income  £231.46  Annual Net Income	Est. Building Cover (Insurance)	£15.00
Letting Fees £52.50  Total Monthly Costs  Monthly Net Income  £231.46  Annual Net Income  £2,777.46	Approx. Factor Fees	£22.92
Total Monthly Costs  #293.55  Monthly Net Income  #231.46  Annual Net Income  #2,777.46	Ground Rent	Freehold
Monthly Net Income  £231.46  Annual Net Income  £2,777.46	Letting Fees	£52.50
Annual Net Income £2,777.46	Total Monthly Costs	£293.55
	Monthly Net Income	£231.46
Net Return 12.37%	Annual Net Income	£2,777.46
	Net Return	12.37%

## Return Stress Test Analysis Report





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

Annual Net Income

£1,727.46

Adjusted To

Net Return

7.69%

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

Annual Net Income

£1,802.46

Adjusted To

Net Return

8.03%

## 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 £65,000.



1 bedroom flat for sale

+ Add to report

Brown Street, Stewarton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 14 Apr 2022 to 30 Jun 2022 (76 days) by Stewart Residential, Kilmarnock

£65,000



£42,000

1 bedroom flat for sale

+ Add to report

Morton Road, Stewarton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 21 Apr 2023 to 1 Aug 2023 (102 days) by Penny Lane Homes Ltd, Renfrew

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm



+ Add to report

Morton Road, Stewarton, Kilmarnock. Ayrshire, KA3 3BQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2025 to 4 Apr 2025 (49 days) by Mitchells Sales and Letting, Glasgow



£495 pcm

#### 1 bedroom flat

+ Add to report

Morton Road, Stewarton

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2022 to 16 Dec 2022 (38 days) by Stewart Residential, Kilmarnock

### **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: 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Morton Road, Stewarton, Kilmarnock KA3



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.