

LET PROPERTY PACK

INVESTMENT INFORMATION

Bryants Close, Maybole,
KA19

218536077

 www.letproperty.co.uk





Property Description

Our latest listing is in Bryants Close, Maybole, KA19

Get instant cash flow of **£250** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£325** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to market rate.

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...



Bryants Close, Maybole,
KA19

218536077



Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £250

Market Rent: £325

Lounge



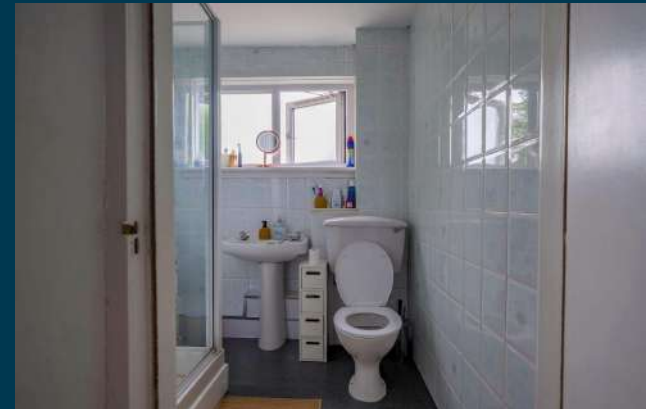
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £30,000.00 and borrowing of £22,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 30,000.00

25% Deposit	£7,500.00
Stamp Duty ADS @ 8%	£0.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£8,500.00

Projected Investment Return



The monthly rent of this property is currently set at £250 per calendar month but the potential market rent is

£ 325



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	£250	£325
Mortgage Payments on £22,500.00 @ 5%	£93.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£25.00	£32.50
Total Monthly Costs	£133.75	£141.25
Monthly Net Income	£116.25	£183.75
Annual Net Income	£1,395.00	£2,205.00
Net Return	16.41%	25.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,555.00**
Adjusted To

Net Return **18.29%**

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

Annual Net Income **£1,755.00**
Adjusted To

Net Return **20.65%**

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 £45,000.



£45,000

1 bedroom flat for sale

+ Add to report

Kirkland Street, Maybole, KA19

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 24 Jul 2024 to 13 Mar 2025 (232 days) by Lilygirl, Ayr



£30,000

1 bedroom flat for sale

+ Add to report

Kirkland Street, Maybole, Ayrshire and Arran, KA19 7HD

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Oct 2024 to 10 Dec 2024 (70 days) by Belmont Property, Ayr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £300 based on the analysis carried out by our letting team at **Let Property Management**.



£325 pcm

1 bedroom apartment

+ Add to report

MAYBOLE - Bryants Close

NO LONGER ADVERTISED

Marketed from 17 Feb 2021 to 28 Apr 2021 (70 days) by Martin & Co, Ayr



£300 pcm

1 bedroom flat

+ Add to report

11 1a Castle St, Maybole South Ayrshire KA19 7DD

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Aug 2024 to 9 Jan 2025 (135 days) by 24.7 Property Scotland, 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.



Bryants Close, Maybole, KA19

PROPERTY ID: 218536077

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