

LET PROPERTY PACK

INVESTMENT INFORMATION

Sound Of Kintyre
Machrihanish,
Campbeltown, PA28 6GA

199934923

 www.letproperty.co.uk





Property Description

Our latest listing is in Sound Of Kintyre Machrihanish, Campbeltown, PA28 6GA

Get instant cash flow of **£550** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.7%** 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...



Sound Of Kintyre
Machrihanish,
Campbeltown, PA28 6GA

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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: £13.30

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£550	£800
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£13.30	
Ground Rent	N/A	
Letting Fees	£55.00	£80.00
Total Monthly Costs	£364.55	£389.55
Monthly Net Income	£185.45	£410.45
Annual Net Income	£2,225.40	£4,925.40
Net Return	7.70%	17.04%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,325.40**
Adjusted To

Net Return **11.51%**

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

Annual Net Income **£3,575.40**
Adjusted To

Net Return **12.37%**

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 £89,500.



£89,500



3 bedroom terraced house for sale

Sound of Kintyre, Machrihanish, PA28

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Entrance Porch. Hallway. | Lounge | Kitchen open plan with dining area. | Rear Porch | 2 Bedrooms...

SOLD PRICE HISTORY

11 Aug 2022	£95,000
14 Sep 2020	£77,000
26 Jul 2004	£56,995

Marketed from 7 Jun 2022 to 7 Sep 2022 (91 days) by Stewart Balfour & Sutherland, Campbeltown



£85,000



3 bedroom terraced house for sale

Sound Of Kintyre, Sound of Kintyre

+ Add to report

NO LONGER ADVERTISED

Chain Free | Double Glazing | Off Road Parking

SOLD PRICE HISTORY

31 Mar 2023	£85,000
16 Mar 2018	£56,750
22 Jan 2008	£80,000

Marketed from 3 Oct 2022 to 12 Apr 2023 (190 days) by Mactaggart Property, Campbeltown

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom semi-detached house

Duffield Dr, Largs, KA30

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1595224

Marketed from 10 Jan 2023 to 28 Jan 2023 (17 days) by OpenRent, London

+ Add to report



£1,100 pcm

3 bedroom semi-detached house

Fullerton Drive, West Kilbride

CURRENTLY ADVERTISED

Set on an elevated position in Fullerton Drive, this 3 bedroom Semi Detached Villa offers stunnin...

Marketed from 15 Feb 2024 by Hovepark Lettings, Saltcoats

+ Add to report

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?

Make an offer or
book a viewing

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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