

LET PROPERTY PACK

INVESTMENT INFORMATION

Sound Of Kintyre Machrihanish, Campbeltown, PA28 6GA

199934923











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



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

199934923

Lounge









Kitchen









Bedrooms









Bathroom







Exterior







Initial Outlay





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



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





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 £550 per calendar month but the potential market rent is



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 %

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

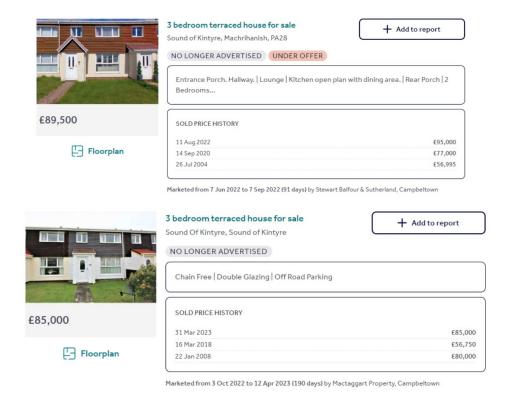
Net Return

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.



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



£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

+ 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

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PROPERTY ID: 12345678

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.

