

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street Kilbirnie, KA25  
7AA

187024104

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is a 2 bedroom flat in Main Street Kilbirnie, KA25 7AA

Get instant cash flow of **£550.00** per calendar month with a **12%** Gross Yield for investors.

**The property has a tenant currently situated that has taken great care of the space.**

**With good rental returns and a location that will be attractive to potential renters over the long term, this would make for a fantastic addition to an investors portfolio!**

**Don't miss out on this brilliant opportunity...**



Main Street Kilbirnie,  
KA25 7AA

187024104



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Fittings**

**Large Rooms Throughout**

**Kilbirnie Town Centre Location**

**Factor Fees: £0.00**

**Current Rent: £550.00**

# Lounge



# Kitchen





# Bedrooms



# Bathroom





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

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 6%	£3,300.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£18,050.00</b>



# 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	£550.00
Mortgage Payments on £41,250.00 @ 5%	£171.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£55.00
<b>Total Monthly Costs</b>	<b>£241.88</b>
<b>Monthly Net Income</b>	<b>£308.13</b>
<b>Annual Net Income</b>	<b>£3,697.50</b>
<b>Net Return</b>	<b>20.48%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,157.50**  
Adjusted To

Net Return                      **11.95%**

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

Annual Net Income      **£2,332.50**  
Adjusted To

Net Return                      **12.92%**

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 £85,000.00.



£85,000

## 2 bedroom flat for sale

Main Street, Kilbirnie, KA25

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Beautifully-presented, two bedroom first- floor flat with period features and a multi-tiered gard...

### SOLD PRICE HISTORY

2 Jul 2021

£90,000

- Good condition
- 2 bedroom flat
- Offers over £85,000
- Sold for £90,000 in 2021

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 £85,000.00.



£49,995

## 2 bedroom apartment for sale

1L, 68 Main Street, Kilbirnie

+ Add to report

NO LONGER ADVERTISED

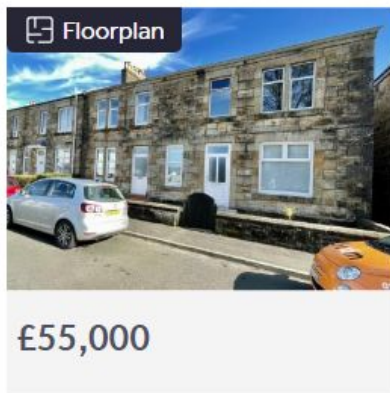
SOLD STC

FANTASTIC TOP FLOOR APARTMENT WITHIN POPULAR LOCALE | SUPERBLY SPACIOUS LOUNGE / NEUTRALLY

Marketed from 1 Jul 2022 to 21 Mar 2023 (262 days) by The Property Boom Ltd, Glasgow

- Okay condition
- 2 bedroom flat
- Offers over £49,995

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 £85,000.00.



## 2 bedroom apartment for sale

19 Dean Road, Kilbirnie

+ Add to report

NO LONGER ADVERTISED

SOLD STC

IN-DEPTH HD PROPERTY VIDEO TOUR AVAILABLE |  
CHARMING TRADITIONAL 2-BEDROOM TOP FLOOR

### SOLD PRICE HISTORY

24 Nov 2021

£62,000

- Good condition
- 2 bedroom flat
- Offers over £55,000
- Sold for £62,000 in 2021



# 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**



Standard Short Assured Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



Current term of tenancy: **2 years +**



Pets: **None**



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

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](http://www.letproperty.co.uk)

Main Street Kilbirnie, KA25 7AA

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.



**LETPROPERTY**