

LET PROPERTY PACK

INVESTMENT INFORMATION

Alexandra Gardens
Kilwinning, KA13 7GA

193751934

 www.letproperty.co.uk





Property Description

Our latest listing is in Alexandra Gardens Kilwinning, KA13 7GA

Get instant cash flow of **£475.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£600.00** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Alexandra Gardens
Kilwinning, KA13 7GA

193751934



Property Key Features

2 Bedroom

1 Bathroom

Convenient Parking

Close proximity to valuable amenities

Factor Fees: £50.00

Current Rent: £475.00

Market Rent: £600.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £475.00 per calendar month but the potential market rent is

£ 600.00

Returns Based on Rental Income	£475.00	£600.00
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£362.50	£375.00
Monthly Net Income	£112.50	£225.00
Annual Net Income	£1,350.00	£2,700.00
Net Return	5.23%	10.47%

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 **£1,500.00**
Adjusted To

Net Return **5.81%**

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

Annual Net Income **£1,500.00**
Adjusted To

Net Return **5.81%**

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 £73,000.00.



2 bedroom flat for sale
Alexandra Gardens, Kilwinning, KA13

NO LONGER ADVERTISED **SOLD STC**

Key features
2 Bed First Floor Flat | Secure Entry | Gas Central Heating | Double Glazing
| New Carpets Throughout | Well Maintained Close | Modern Fitted ...

Marketed from 8 Jun 2022 to 15 Dec 2022 (190 days) by Glow Homes Letting & Sales, Saltcoats

Sold price history

28 Oct 2022 £74,000

+ Add to report



2 bedroom flat for sale
Alexandra Gardens, Kilwinning, KA13

NO LONGER ADVERTISED **SOLD STC**

Key features
Modern Development | Near Town Centre | Parking For Residents |
Preferred First Floor Flat | Popular Residential Area | Two Double ...

Marketed from 4 Jul 2022 to 21 Jan 2023 (200 days) by Purplebricks, covering Kilmarnock

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600.00 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom flat

Dalmahoy Way, Kilwinning, Ayrshire, KA13

+ Add to report

NO LONGER ADVERTISED

COMING SOON | TWO BEDROOMS | CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS | POPULAR RESIDENTIAL AREA

SOLD PRICE HISTORY

1 Aug 2003	£52,000
------------	---------



£600 pcm

2 bedroom ground floor flat

Morrison Avenue, Stevenston, Ayrshire, KA20

+ Add to report

NO LONGER ADVERTISED **LET AGREED**

Available Now | Driveway To Front | Ground Floor Position | Enclosed South Facing Rear Garden | N...

SOLD PRICE HISTORY

21 Nov 2019	£39,000
30 Jun 2006	£66,500
14 Feb 2002	£22,500

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: **3 years+**



Standard Short Assured 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

Alexandra Gardens Kilwinning, KA13 7GA

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