

LET PROPERTY PACK

INVESTMENT INFORMATION

Eglinton Road, Ardrossan,
KA22 8NG

194800266

 www.letproperty.co.uk





Property Description

Our latest listing is in Eglinton Road, Ardrossan, KA22 8NG

Get instant cash flow of **£460.00** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a tenant currently situated, and an ideal rental location with access to local amenities, it would be perfect for an investor that wants a reliable and easy to manage investment.

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



Eglinton Road, Ardrossan,
KA22 8NG

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £460.00

Market Rent: £800

Lounge



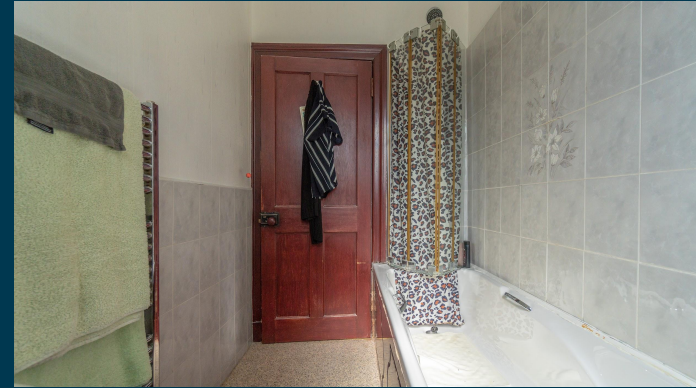
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
Legal Fees	£1,000.00
Total Investment	£38,200.00

Projected Investment Return



The monthly rent of this property is currently set at £460.00 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£460.00	£800
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£46.00	£80.00
Total Monthly Costs	£436.00	£470.00
Monthly Net Income	£24.00	£330.00
Annual Net Income	£288.00	£3,960.00
Net Return	0.75%	10.37%

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 **£2,360.00**
Adjusted To

Net Return **6.18%**

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

Annual Net Income **£2,160.00**
Adjusted To

Net Return **5.65%**

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 £180,000.00.



2 bedroom detached house for sale
10 Seafield Court, ARDROSSAN, KA22 8NS

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Key features
Sought After Locale | Gas Central Heating | Double Glazing | Walking Distance To Beach | Detached Property | Bright And Spacious | Spacious ...

Marketed from 15 Feb 2022 to 20 Apr 2022 (64 days) by JAS Campbell & Co Ltd, Ardrossan

Sold price history
31 May 2022 £180,000



4 bedroom semi-detached house for sale
Eglinton Road, Ardrossan, KA22

+ Add to report

NO LONGER ADVERTISED SOLD STC

Key features
Traditional Blonde Sandstone Semi Detached Villa | Spacious Lounge | Dining Room | Generous Size Kitchen | 4 Spacious Bedrooms | Lovely ...

Marketed from 20 Nov 2020 to 10 Feb 2021 (82 days) by Glow Homes Letting & Sales, Saltcoats

Sold price history
16 Dec 2020 £127,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom semi-detached house

Horse Isle View, Ardrossan, Ayrshire, KA22

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Stunning sea views | Recently refurbished kitchen | Modern wet room | 2 Bedrooms with mirrored w...

SOLD PRICE HISTORY



£650 pcm

2 bedroom terraced house

Boyd Orr Road, Saltcoats, KA21

NO LONGER ADVERTISED

+ Add to report






No Agent Fees | Students Can Enquire | Property Reference Number: 1743980

Marketed from 23 Jun 2023 to 1 Jul 2023 (8 days) by OpenRent, London

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: **5 years +**
-  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

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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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