

¥

# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Mayfield Road, Saltcoats, KA21 5RQ

208837227

( www.letproperty.co.uk

#### 





## **Property** Description

Our latest listing is in Mayfield Road, Saltcoats, KA21 5RQ

This property has a potential to rent for **£850** 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...







#### Mayfield Road, Saltcoats, KA21 5RQ

208837227

## **Property Key Features**

3 bedrooms

2 bathrooms

Perfect First Time Buyer Opportunity

**Easy Access to Local Amenities** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Market Rent: £850 Lounge





## **Kitchen**





### **Bedrooms**





## Bathroom





Exterior



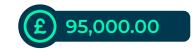






Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

## **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.

Returns Based on Rental Income	£850
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£396.88
Monthly Net Income	£453.13
Annual Net Income	£5,437.50
Net Return	17.86%

#### Return Stress Test Analysis Report





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

Annual Net Income **£3,737.50** Adjusted To

Net Return 12.27%

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

Annual Net Income **£4,012.50** Adjusted To

Net Return 13.18%

### 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 £102,500.

	3 bedroom end of terrace house for sale + Add to report	
	Sutherland Drive, Kilmarnock, KA3	
	NO LONGER ADVERTISED SOLD STC	
£102,500	Marketed from 24 Nov 2023 to 1 Jul 2024 (219 days) by Property Matters Ltd, Kilmarnock	
	Immaculately presented throughout   Fully enclosed rear garden   Walking distance to Kilmarnock t	

	3 bedroom end of terrace house for sale	+ Add to report
	Lawson Drive, Ardrossan, North Ayrshire, KA22	
	CURRENTLY ADVERTISED SOLD STC	
£102.000	Marketed from 19 Aug 2024 by Slater Hogg & Howison, Largs	
102,000	** Closing Date Friday 30/8/24 (a) 12 noon** First-class example of a mod	dernised End Terraced Villa

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.





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: N/A





Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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

# Interested in this property investment?

# 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.



Mayfield Road, Saltcoats, KA21 5RQ

#### PROPERTY ID: 12345678