

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mayfield Road, Saltcoats,  
KA21 5RQ

208837227

 [www.letproperty.co.uk](http://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,  
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## 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

£ 95,000.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | <b>£23,750.00</b> |
| Stamp Duty ADS @ 6%     | <b>£5,700.00</b>  |
| LBTT Charge             | <b>£0</b>         |
| Legal Fees              | <b>£1,000.00</b>  |
| <b>Total Investment</b> | <b>£30,450.00</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.



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

# 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.



£102,500

3 bedroom end of terrace house for sale

+ Add to report

Sutherland Drive, Kilmarnock, KA3

NO LONGER ADVERTISED SOLD STC

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...



£102,000

3 bedroom end of terrace house for sale

+ Add to report

Lawson Drive, Ardrossan, North Ayrshire, KA22

CURRENTLY ADVERTISED SOLD STC

Marketed from 19 Aug 2024 by Slater Hogg & Howison, Largs

\*\* Closing Date Friday 30/8/24 @ 12 noon\*\* First-class example of a modernised 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**.



**3 bedroom end of terrace house** + Add to report

Patience Walk, Kilmaurs, Ayrshire, KA3

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 26 Feb 2024 to 16 Apr 2024 (50 days) by Glow Homes Letting & Sales, Saltcoats

Newly built by reputable builder Miller Homes | Fantastic Location in Kilmaurs | Generous size 3 ...

£950 pcm



**3 bedroom end of terrace house** + Add to report

Dalmore Road, Kilmarnock

**NO LONGER ADVERTISED** **LET AGREED**




Marketed from 31 Oct 2023 to 26 Dec 2023 (55 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns

£925 pcm

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **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.



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Mayfield Road, Saltcoats, KA21 5RQ

PROPERTY ID: 12345678

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.



**LETPROPERTY**