

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Victoria Gardens, Kirn Brae  
Kirn, Dunoon, PA23

199018805

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





## Property Description

Our latest listing is in Victoria Gardens, Kirn Brae Kirn, Dunoon, PA23

Get instant cash flow of **£550** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Victoria Gardens, Kirn  
Brae Kirn, Dunoon, PA23

199018805



## Property Key Features

**3 bedrooms**

**1 bathroom**

**New Kitchen 2.5 Years**

**New Bathroom 2.5 Years**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £550**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £140,000 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 140,000.00

25% Deposit	<b>£35,000.00</b>
Stamp Duty ADS @ 6%	<b>£8,400.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£44,400.00</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.



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£550	£1,000
Mortgage Payments on £105,000.00 @ 5%	<b>£437.50</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£55.00</b>	<b>£100.00</b>
<b>Total Monthly Costs</b>	<b>£507.50</b>	<b>£552.50</b>
<b>Monthly Net Income</b>	<b>£42.50</b>	<b>£447.50</b>
<b>Annual Net Income</b>	<b>£510.00</b>	<b>£5,370.00</b>
<b>Net Return</b>	<b>1.15%</b>	<b>12.09%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,370.00**  
Adjusted To

Net Return                      **7.59%**

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

Annual Net Income      **£3,270.00**  
Adjusted To

Net Return                      **7.36%**

# 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 £181,000.



£180,000



### 3 bedroom semi-detached house for sale

Kirn Gardens, Kirn, Dunoon, Argyll and Bute, PA23 8HG

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

3 Double Bedrooms | Gas Central Heating | Original Features | Quiet Location close to the sea. | ...

#### SOLD PRICE HISTORY

20 Jul 2023	£181,000
11 Jun 2018	£110,000
30 Jan 2008	£168,370



£135,000

### 3 bedroom terraced house for sale

Victoria Gardens, Kirn, Dunoon, PA23

+ Add to report

NO LONGER ADVERTISED

Mid Terrace Victorian Property | South Facing with Sea Views | 3 Bedrooms | 2 Reception Rooms | O...

#### SOLD PRICE HISTORY

20 Jan 2023	£141,000
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# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

### 3 bedroom town house

Bailey Grove, Greenock, PA16

+ Add to report

NO LONGER ADVERTISED

Furnished Townhouse | Three Bedrooms | Integrated Appliances | Driveway | Garage | Patio Area | ...

Marketed from 20 Sep 2023 to 19 Jan 2024 (121 days) by McArthur Scott, Gourrock



£1,400 pcm

### 3 bedroom end of terrace house

12 Hamlet Hill, Cove G84 0NB

+ Add to report

NO LONGER ADVERTISED LET AGREED






Stunning 3 bedroom End terrace house | Gas Central Heating Double glazing | Modern large breakfas...

SOLD PRICE HISTORY

# 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 Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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.



Victoria Gardens, Kirn Brae Kirn, Dunoon,  
PA23

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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