

4th Quarter 2008: PROPERTY HOTLIST
WWW.ITS-PROPERTY.CO.UK T: 0845 456 6069

• **South Ayrshire**

1 Bed Flat
Town centre location
Spacious Lounge
Fitted Kitchen
Double Bedroom
Bathroom
Gas Central Heating

Purchase Price - £53,250

Anticipated rent £375 PCM

Gross Yield = 8.5%

Cash flow Positive* = £220 pcm



• **North Ayrshire**

2 Bed House (converted from 3 bed)
Good location
Spacious lounge
Modern Fitted Dining Kitchen
2 Double Bedrooms
Modern Bathroom
Double Glazing
Gas Central Heating

Purchase Price - £65,500

Anticipated rent - £460 pcm

Gross Yield = 8.4%

Cash flow Positive* = £270 pcm



***Based on a 5 year tracker buy to let mortgage at 75% lending – interest only – No letting or insurance costs have been deducted from these figures (please allow up to 15%) www.mortgage-desk.com**

1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 3. Where relevant the Home Information Pack ("HIP") for the property is held we can arrange for this to be released to you. 4. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack (Scotland Home Report), this must be obtained from your legal representative. 5. While we take care in checking the property, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.