

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bonnyton Road Kilmarnock, KAI

192740159











#### **Property Description**

Our latest listing is in Bonnyton Road Kilmarnock, KAI

Get instant cash flow of £350 per calendar month with a 8.4% Gross Yield for investors.

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 13.2% 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...







Bonnyton Road Kilmarnock, KA1



1 Bedroom

1 Bathroom

Double glazed window

Rear Garden

Factor Fees: £0.00

**Ground Rent: N/A** 

Lease Length: N/A

**Current Rent: £350** 

Market Rent: £550

# Lounge







## Kitchen







# Bedrooms







# **Exterior**









### **Initial Outlay**





Outlay figures based on assumed cash purchase of £50,000.

#### **PROPERTY VALUATION**



**Stamp Duty ADS @ 6% £3,000** 

LBTT Charge £0

Legal Fees £1,000

Total Investment £54,000

#### **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 £350 per calendar month but the potential market rent is



Returns Based on Rental Income	£350	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£35.00	£55.00
Total Monthly Costs	£80.00	£100.00
Monthly Net Income	£270.00	£450.00
Annual Net Income	£3,240.00	£5,400.00
Net Return	6.00%	10.00%

# Return Stress Test Analysis Report





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

Annual Net Income £4,300

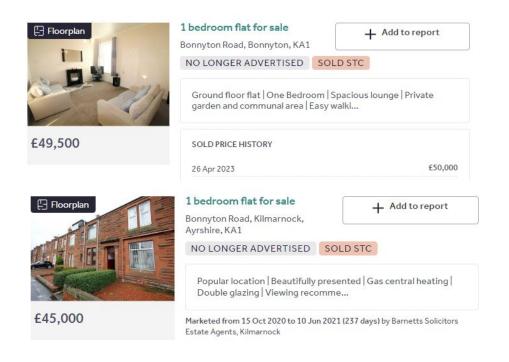
Adjusted To

Net Return 7.96%

#### 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 £50,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property**Management.



£1,000 pcm

#### 1 bedroom flat share

Warwickhill Road, Kilmarnock, KA1

NO LONGER ADVERTISED

No Agent Fees | Room Only (Shared Flat) | Students Can Enquire | Bills Included | Property Refere...

Marketed from 7 Aug 2023 to 8 Aug 2023 by OpenRent, London



£950 pcm

#### 1 bedroom flat

The Herald Building, Albion Street, G1

CURRENTLY ADVERTISED

One bedroom apartment | Third floor | Lift access | Secure entry | Furnished | Double glazing | E...

Marketed from 26 Mar 2024 by Countrywide Residential Lettings, Glasgow

+ Add to report

+ Add to report

#### **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



Current term of tenancy: **0 - 2 vears** 



Standard Tenancy Agreement In Place: **YES** 



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Bonnyton Road Kilmarnock, KAI



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.