

LET PROPERTY PACK

INVESTMENT INFORMATION

Mcilvanney Crescent, Kilmarnock, KA3

211653897









Property Description

Our latest listing is in Mcilvanney Crescent, Kilmarnock, KA3

Get instant cash flow of £625 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 9.1% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Mcilvanney Crescent, Kilmarnock, KA3



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Driveway

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £950

211653897

Lounge



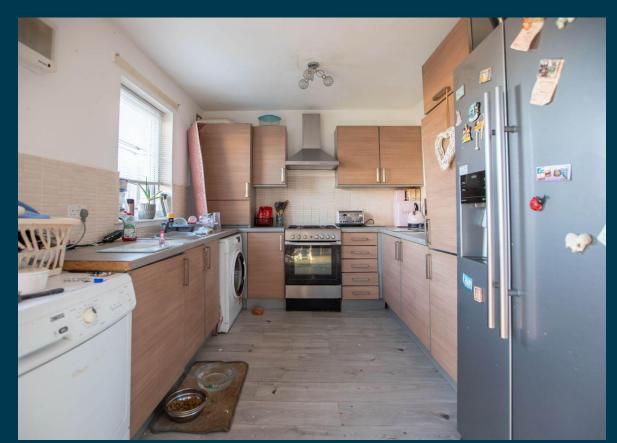






Kitchen



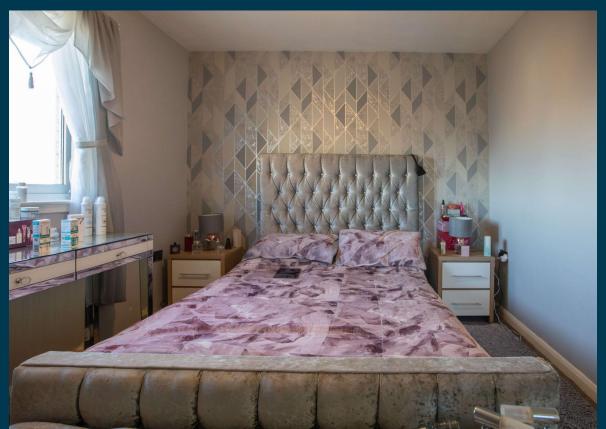






Bedrooms



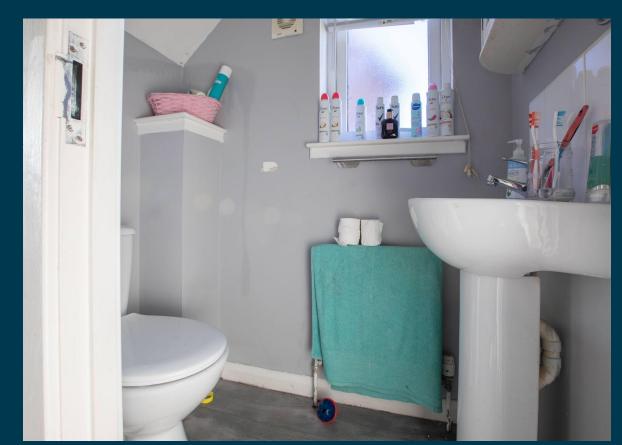






Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£31,250.00**

Stamp Duty ADS @ 6% [Field - Stamp Duty ADS @ 6%]

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £42,250.00

Projected Investment Return



£500.63

£449.38

£5,392.50

12.76%



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 £625 per calendar month but the potential market rent is

Returns Based on Rental Income

Est. Building Cover (Insurance)

Approx. Factor Fees

Total Monthly Costs

Monthly Net Income

Annual Net Income

Ground Rent

Letting Fees

Net Return

Mortgage Payments on £93,750.00 @ 5%

1		
/	£625	£950
	£390.63	
	£15.00	
	ТВС	
	Freehold	
	£62.50	£95.00

£468.13

£156.88

£1.882.50

4.46%

Return Stress Test Analysis Report





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

Annual Net Income

£3,492.50

Adjusted To

Net Return

8.27%

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

Annual Net Income

£3,517.50

Adjusted To

Net Return

8.33%

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 £148,500.



3 bedroom semi-detached house for sale

+ Add to report

80 Dean Street, Kilmarnock, KA3 1EL

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jul 2022 to 15 Dec 2022 (160 days) by Donald Ross Residential, Kilmarnock

£148,500

3 bedroom semi-detached house for sale

+ Add to report

Bath Street, Kilmarnock, KA3

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 21 Feb 2022 to 23 Apr 2022 (60 days) by Greig Residential, Galston

£139,995

Rent Comparables Report



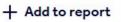
This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



£1,200 pcm



3 bedroom terraced house



Macalister Place, Kilmarnock, KA3

NO LONGER ADVERTISED

Marketed from 18 Mar 2024 to 29 Mar 2024 (10 days) by OpenRent, London



£1,100 pcm

3 bedroom detached house

+ Add to report

Woodlands Grove, Kilmarnock, Ayrshire, KA3 1TZ

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 8 Apr 2024 (12 days) by Slater Hogg & Howison Lettings, Kilmarnock

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: 5 years+



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?

Call us on **0141 478 0985**

Mcilvanney Crescent, Kilmarnock, KA3



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.