

LET PROPERTY PACK

INVESTMENT INFORMATION

Mcilvanney Crescent,
Kilmarnock, KA3

211653897

 www.letproperty.co.uk





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

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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

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

£ 125,000.00

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



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

£ 950

Returns Based on Rental Income	£625	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.50	£95.00
Total Monthly Costs	£468.13	£500.63
Monthly Net Income	£156.88	£449.38
Annual Net Income	£1,882.50	£5,392.50
Net Return	4.46%	12.76%

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.



£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



£139,995

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

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

+ Add to report



£1,100 pcm

3 bedroom detached house

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

+ 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: **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.



McIlvanney Crescent, Kilmarnock, KA3

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.



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