

# LET PROPERTY PACK

## INVESTMENT INFORMATION

New Street Kilmarnock,  
KA1 4JZ

**Offers Over £68,000.00**

184061593

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





## Property Description

Our latest listing is a New Street Kilmarnock, KA1 4JZ

Get instant cash flow of **£525.00** per calendar month with a **9%** Gross Yield for investors.

With a space that has been kept in good condition, a location within Kilmarnock that is perfect for those looking to rent and tenants that are looking to remain situated for the foreseeable future, this property will prove to be a reliable rental investment for an investor.

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



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Open Plan Lounge**

**Modern Bathroom**

**Factor Fees: £0.00**

**Current Rent: £525.00**

**Market Rent: £525**

New Street Kilmarnock,  
KA1 4JZ

184061593

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	<b>£17,500.00</b>
Stamp Duty ADS @ 6%	<b>£4,200.00</b>
Legal Fees	<b>£1,000.00</b>
Refurbishment	<b>£0.00</b>
Total Investment	<b>£22,700.00</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.



<b>Returns Based on Rental Income</b>	<b>£525.00</b>
Mortgage Payments on £52,500.00 @ 5%	<b>£218.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Letting Fees	<b>£52.50</b>
<b>Total Monthly Costs</b>	<b>£286.25</b>
<b>Monthly Net Income</b>	<b>£238.75</b>
<b>Annual Net Income</b>	<b>£2,865.00</b>
<b>Net Return</b>	<b>12.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,595.00**  
Adjusted To

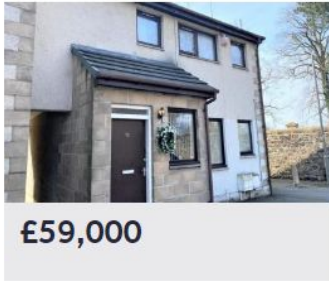
Net Return                      **7.03%**

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

Annual Net Income      **£1,545.00**  
Adjusted To

Net Return                      **6.81%**

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 £72,500.00.



## 2 bedroom flat for sale

New Street, Kilmarnock, KA1

NO LONGER ADVERTISED

### Key features

Outstanding value | Recently Renovated

Marketed from 23 Apr 2021 to 11 Aug 2021 (110 days) by Property Trader, Ayr

+ Add to report

Good condition but fittings in kitchen are dated  
Offers over £59,000

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 £72,500.00.



£69,995

## 2 bedroom flat for sale

Moodie Court, Kilmarnock, KA1

CURRENTLY ADVERTISED

### Key features

Greig Residential are delighted to present to the market this immaculate upper floor two bedroom flat located in a popular area of Kilmarnock ...

Marketed from 8 Aug 2022 by Greig Residential, Newmilns

+ Add to report

Good condition - modern kitchen  
Offers over £69,995

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 £72,500.00.



## 2 bedroom ground floor flat for sale

Moodie Court, Kilmarnock

NO LONGER ADVERTISED SOLD STC

### Key features

Ground Floor Apartment | Two Bedrooms | Town Centre Location |  
Parking Space | Modern Kitchen | Modern Shower Room

Marketed from 20 Oct 2021 to 14 Dec 2021 (54 days) by Allen & Harris, Kilmarnock

### Sold price history

1 Dec 2021 £72,500

+ Add to report

Good condition  
Offers over £65,000  
Sold for £72,500 in 2021

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500.00 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

## 2 bedroom flat

New Street, Kilmarnock, KA1

NO LONGER ADVERTISED

### Key features

No Agent Fees | Students Can Enquire | Property Reference Number: 1245308

Marketed from 27 Oct 2021 to 22 Nov 2021 (25 days) by OpenRent, London

+ Add to report



£475 pcm

## 2 bedroom flat

New Street, Kilmarnock, Ayrshire, KA1

NO LONGER ADVERTISED LET AGREED

### Key features

Fully furnished | Off street parking | Gas central heating | Double glazing | Easy access to M77 | Excellent condition throughout | White goods ...

Marketed from 7 Dec 2021 to 26 Jan 2022 (50 days) by Currie Lettings, Kilmarnock

+ Add to report

# Refurbishment Breakdown Report



If the property is currently tenanted then we do not recommend refurbishing the property straight away.

This refurbishment breakdown illustrates the required work from an investor if the tenant was to leave the property and they were looking to achieve a high market value around the values shown in the comparables report.

	Cost
<b>Total Cost:</b>	<b>£0</b>

**Let Property Refurbishments** can carry out the following works optionally on behalf of the buyer of this property. Please speak to our team for more info.





# 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 Short Assured Tenancy Agreement In Place: **Yes**
- ✓ Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **2 Years+**
- ✓ Pets: **None**
- ✓ 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.



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

New Street Kilmarnock, KA1 4JZ

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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