

LET PROPERTY PACK

INVESTMENT INFORMATION

Sinclair Court Kilmarnock,
KA3 7TG

192780853

 www.letproperty.co.uk





Property Description

Our latest listing is in Sinclair Court
Kilmarnock, KA3 7TG

Get instant cash flow of **£500.00** per calendar
month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£600**
which would provide the investor a Gross Yield
of **8.0%** if the rent was increased to market
rate.

**With a space that has been kept in good
condition by the current tenants, a location
that is ideal for families looking to rent and a
rewarding rental income, this property
would be a great long term addition to an
investors portfolio.**

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



Sinclair Court Kilmarnock,
KA3 7TG

192780853



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Rear Garden Space

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£500.00	£600
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£60.00
Total Monthly Costs	£346.25	£356.25
Monthly Net Income	£153.75	£243.75
Annual Net Income	£1,845.00	£2,925.00
Net Return	6.38%	10.12%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,725.00**
Adjusted To

Net Return **5.97%**

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

Annual Net Income **£1,575.00**
Adjusted To

Net Return **5.45%**

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 £95,500.00.



£89,995

3 bedroom terraced house for sale

Donaldson Drive, Kilmarnock, KA3

NO LONGER ADVERTISED

3 Bed Mid-Terraced Villa | Lounge / Diner | Low Maintenance Gardens | Close to Amenities, Schooli...

SOLD PRICE HISTORY

2 Nov 2022

£95,500

+ Add to report



£87,000

3 bedroom terraced house for sale

Livingstone Court, New Farm Loch, KA3

NO LONGER ADVERTISED **SOLD STC**

Generous size 3 Bed Family Home | Immaculate condition throughout | Spacious Lounge | Fitted Kitc...

SOLD PRICE HISTORY

2 Dec 2022

£95,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650.00 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

3 bedroom town house

26 Duncan Court, Kilmarnock, Ayrshire, KA3

NO LONGER ADVERTISED

LET AGREED

Key features

Semi Detached Villa | 3 Bedrooms | 2 Box Rooms | Double Glazing | Gas Central Heating | Nice Quiet Location | Enclosed Garden to Rear | Minutes' ...

Marketed from 14 Jan 2017 to 13 Jun 2023 (2341 days) by Letts Agree, Kilmarnock

+ Add to report



£600 pcm

3 bedroom end of terrace house

Sinclair Court, New Farm Loch

NO LONGER ADVERTISED

LET AGREED

Key features

End Terrace | Fitted Kitchen | Double Glazing | Gas Central Heating | 3 Bedrooms






Marketed from 1 Mar 2022 to 23 Mar 2022 (21 days) by Easy Lets 4 U, Glasgow

+ 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**
-  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: **3 years +**
-  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

Sinclair Court Kilmarnock, KA3 7TG

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.



LETPROPERTY