

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fail Avenue, Tarbolton,  
Mauchline, KA5 5RL

210831667

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





## Property Description

Our latest listing is in Fail Avenue, Tarbolton, Mauchline, KA5 5RL

Get instant cash flow of **£323** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in the Talbolton, it will make for a reliable long term investment for an investor.**

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



Fail Avenue, Tarbolton,  
Mauchline, KA5 5RL

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Room**

**Well maintained**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £323**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£25,800.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £323 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£323	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£32.30	£70.00
<b>Total Monthly Costs</b>	<b>£297.30</b>	<b>£335.00</b>
<b>Monthly Net Income</b>	<b>£25.70</b>	<b>£365.00</b>
<b>Annual Net Income</b>	<b>£308.40</b>	<b>£4,380.00</b>
<b>Net Return</b>	<b>1.20%</b>	<b>16.98%</b>

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      **£2,980.00**  
Adjusted To

Net Return                      **11.55%**

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


Annual Net Income      **£3,180.00**  
Adjusted To

Net Return                      **12.33%**

# 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 £90,000.



**3 bedroom semi-detached house for sale** [+ Add to report](#)

5 Vrackie Place, Kilmarnock, KA1

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 4 Jun 2024 to 6 Sep 2024 (94 days) by Property Matters Ltd, Kilmarnock

Sought After Locale | Off-Street Parking | Spacious Accommodation


**£90,000**

**Sold price history:** [View](#)

13/08/2024	£104,000
26/04/2010	£35,000

**EPC:** [View](#)

(Approx.) Sqft: **893 sq ft** Price (£) per sqft: **£100.74**



**3 bedroom semi-detached house for sale** [+ Add to report](#)

Whatriggs Road, Kilmarnock, KA1

**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 26 Apr 2024 to 6 Sep 2024 (132 days) by Property Matters Ltd, Kilmarnock

**£90,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



**3 bedroom semi-detached house** [+ Add to report](#)

Craufurdland Road, Kilmarnock

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 8 Nov 2022 to 1 Dec 2022 (23 days) by Slater Hogg & Howison Lettings, Kilmarnock


Available Mid November | Semi Detached | Three bedrooms | Unfurnished with White Goods | Gas Cen...

Sold price history: [View](#)

27/09/2013	£100,000
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EPC: [View](#)

(Approx.) Sqft: **980 sq ft** Price (£) per sqft: **£0.71**



**3 bedroom semi-detached house** [+ Add to report](#)

Sillars Meadow

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 26 Aug 2022 to 1 Sep 2022 (6 days) by Slater Hogg & Howison Lettings, Kilmarnock

£700 pcm

£700 pcm

# 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.



Fail Avenue, Tarbolton, Mauchline, KA5 5RL

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.



**LETPROPERTY**