

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street Dunfermline,  
KY12 7DL

194487803

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





## Property Description

Our latest listing is in High Street Dunfermline, KY12 7DL

Get instant cash flow of **£450.00** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**With a tenant that has taken great care of the space and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.**

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



High Street Dunfermline,  
KY12 7DL

194487803



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Shower Room

Factor Fees: £0.00

Current Rent: £450.00

Market Rent: £600

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	<b>£21,250.00</b>
Stamp Duty ADS @ 6%	<b>£5,100.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£27,350.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£60.00
<b>Total Monthly Costs</b>	<b>£325.63</b>	<b>£340.63</b>
<b>Monthly Net Income</b>	<b>£124.38</b>	<b>£259.38</b>
<b>Annual Net Income</b>	<b>£1,492.50</b>	<b>£3,112.50</b>
<b>Net Return</b>	<b>5.46%</b>	<b>11.38%</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      **£1,912.50**  
Adjusted To

Net Return                      **6.99%**

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

Annual Net Income      **£1,837.50**  
Adjusted To

Net Return                      **6.72%**

# 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 £129,000.00.

 Floorplan



£129,000

## 2 bedroom apartment for sale

Flat 5 19A High Street, Dunfermline, KY12

NO LONGER ADVERTISED UNDER OFFER

### Key features

Town Centre location | High Specification | Gas Heating | Double Glazing |  
Integrated appliances | En-suite

Marketed from 21 Nov 2019 to 22 May 2020 (182 days) by Ross & Connel, Dunfermline

+ Add to report

 Floorplan



£105,000

## 1 bedroom flat for sale

2C Bruce Street, Dunfermline, KY12 7AG

NO LONGER ADVERTISED UNDER OFFER

### Key features

Forms part of a brand new development | Spacious Open Plan Lounge /  
Dining room / Kitchen | Double bedroom with built in wardrobe | Shower ...

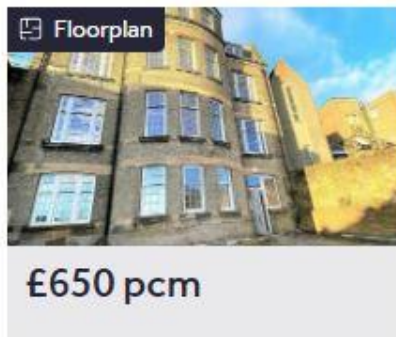
Marketed from 29 Sep 2022 to 4 Jan 2023 (97 days) by Ross & Connel, Dunfermline

+ 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**.



## 1 bedroom flat

15A East Port, Dunfermline

NO LONGER ADVERTISED

### Key features

Appliances | Double Glazing | Ensuite Shower | Fitted Bathroom | Fitted Kitchen | Fridge/ Freezer | Gas Central Heating | Oven/ Hob | Residential ...

Marketed from 2 Mar 2023 to 4 Mar 2023 (1 days) by Abbey Forth Sales & Lettings, Dunfermline

+ Add to report



## 1 bedroom flat

Skibo Court, Dunfermline, KY12

NO LONGER ADVERTISED

### Key features

No Agent Fees | Students Can Enquire | Property Reference Number: 1740372






Marketed from 19 Jun 2023 to 22 Jun 2023 (3 days) by OpenRent, London

+ 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: **2 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](http://www.letproperty.co.uk)

High Street Dunfermline, KY12 7DL

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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