

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Forres Drive, Glenrothes,  
KY6 2JY

196324780

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





## Property Description

Our latest listing is in Forres Drive, Glenrothes, KY6 2JY

Get instant cash flow of **£450** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**As the property is found within a family friendly neighbourhood in Glenrothes, has tenants looking to remain situated for the foreseeable future and is able to generate a good rental income, this could be a very rewarding, long term investment for an investor.**

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



Forres Drive, Glenrothes,  
KY6 2JY

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Excellent Condition**

**Spacious Rooms**

**Factor Fees: £0.00**

**Current Rent: £450**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] 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
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 £450 per calendar month but the potential market rent is

£ 600



Returns Based on Rental Income	£450	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£60.00
<b>Total Monthly Costs</b>	<b>£310.00</b>	<b>£325.00</b>
<b>Monthly Net Income</b>	<b>£140.00</b>	<b>£275.00</b>
<b>Annual Net Income</b>	<b>£1,680.00</b>	<b>£3,300.00</b>
<b>Net Return</b>	<b>6.51%</b>	<b>12.79%</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      **£2,100.00**  
Adjusted To

Net Return                      **8.14%**

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

Annual Net Income      **£2,100.00**  
Adjusted To

Net Return                      **8.14%**

# 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 £103,000.00.



£95,000

## 3 bedroom town house for sale

+ Add to report

Forres Drive, Glenrothes

NO LONGER ADVERTISED

SOLD STC

FAMILY TOWNHOUSE | 3 BEDROOMS (was 4 bed, converted to 3) | DRIVE-IN | SINGLE GARAGE | POPULAR AR...

### SOLD PRICE HISTORY

18 Jan 2022

£103,000



£87,000

## 3 bedroom terraced house for sale

+ Add to report

Forres Drive, Tanshall, Glenrothes

NO LONGER ADVERTISED

SOLD STC

3 Bedroom End-Terraced House | Front and Rear Gardens | Driveway and Carport | Situated Close to...

### SOLD PRICE HISTORY

21 Feb 2019

£92,200

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom end of terrace house

Muirfield Drive, Glenrothes

+ Add to report

NO LONGER ADVERTISED LET AGREED

Double Glazed | Central Heating | Council Tax Band B

SOLD PRICE HISTORY



£650 pcm

## 2 bedroom terraced house

297 Muirfield Drive, Glenrothes

+ Add to report

NO LONGER ADVERTISED






2 Bedroom | Refurbished | New Fitted Kitchen | Front and rear gardens | Conservatory | New Floori...

SOLD PRICE HISTORY

# 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: **5 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)

Forres Drive, Glenrothes, KY6 2JY

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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