

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruce Street, Dunfermline,
KY12

196530986

 www.letproperty.co.uk





Property Description

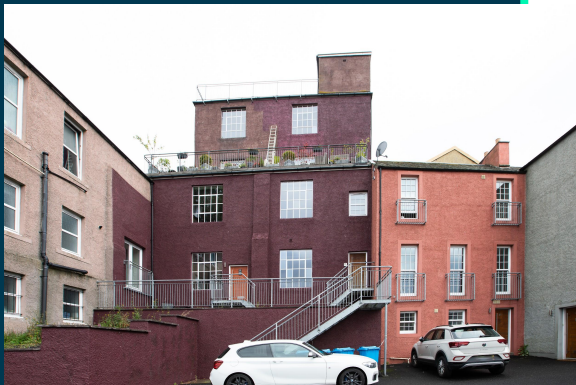
Our latest listing is in Bruce Street, Dunfermline, KY12

Get instant cash flow of **£950** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,234** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Bruce Street,
Dunfermline, KY12

196530986



Property Key Features

2 Bedroom

1 Bathroom

Spacious room

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,234

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
Stamp Duty ADS @ 6%	£11,400.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£60,800.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,234

Returns Based on Rental Income	£950	£1,234
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£95.00	£123.40
Total Monthly Costs	£703.75	£732.15
Monthly Net Income	£246.25	£501.85
Annual Net Income	£2,955.00	£6,022.20
Net Return	4.86%	9.90%

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 **£3,554.20**
Adjusted To

Net Return **5.85%**

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


Annual Net Income **£3,172.20**
Adjusted To


Net Return **5.22%**

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 £390,000.

 Floorplan



£390,000


3 bedroom apartment for sale
27A Bruce Street, Dunfermline, KY12 7AG


+ Add to report

CURRENTLY ADVERTISED

Lift Access and Private Staircase | Open Plan Lounge/Kitchen | Livingroom | Three Double Bedrooms...

Marketed from 17 Jul 2023 by Morgans, Dunfermline

 Floorplan



£105,000

1 bedroom flat for sale
2C Bruce Street, Dunfermline, KY12 7AG

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Forms part of a brand new development | Spacious Open Plan Lounge / Dining room / Kitchen | Doubl...

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

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom flat

+ Add to report

Carnegie Drive, Dunfermline, Fife, KY12

NO LONGER ADVERTISED

Marketed from 31 Oct 2022 to 14 Nov 2023 (379 days) by Maloco Mowat Parker, Dunfermline



£1,200 pcm

2 bedroom maisonette

+ Add to report

Bruce Street, Dunfermline, Fife, KY12

NO LONGER ADVERTISED

Marketed from 14 Aug 2024 to 21 Aug 2024 (7 days) by Maloco Mowat Parker, Dunfermline

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**

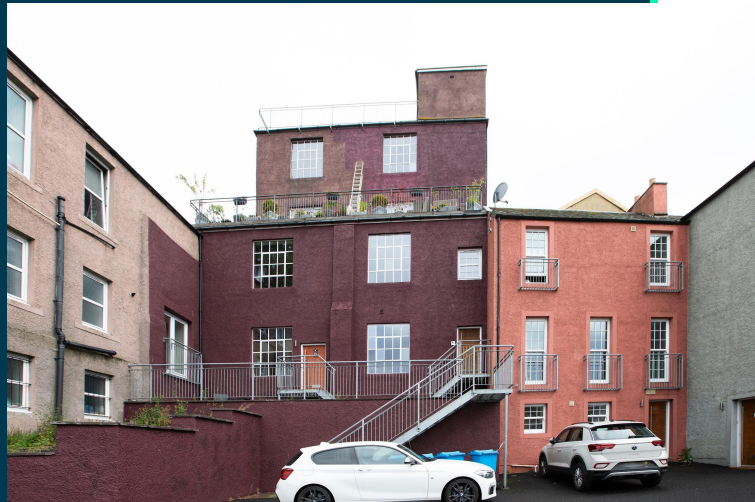
 Current term of tenancy: **3 years+**

 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.



www.letproperty.co.uk

Bruce Street, Dunfermline, KY12

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.



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