

LET PROPERTY PACK

INVESTMENT INFORMATION

Bonnygate, Cupar, KY15

210750548

 www.letproperty.co.uk





Property Description

Our latest listing is in Bonnygate, Cupar, KY15

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

A space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Bonnygate, Cupar, KY15

210750548



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

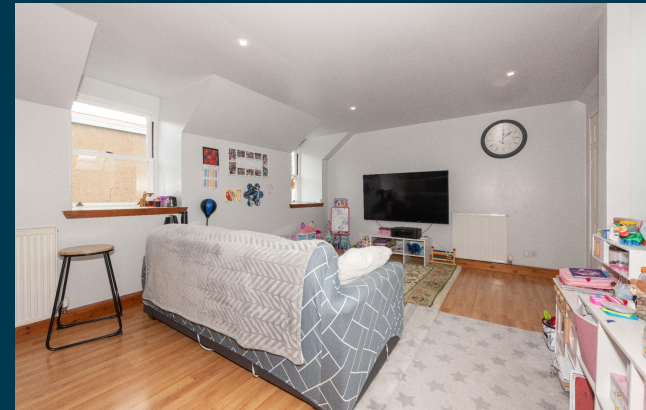
Current Rent: VACANT

Ground Rent: TBC

Lease Length: TBC

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

| | |
|---------------------|-------------------|
| 25% Deposit | £37,500.00 |
| Stamp Duty ADS @ 6% | £9,000.00 |
| LBTT Charge | £100 |
| Legal Fees | £1,000.00 |
| Total Investment | £47,600.00 |

Projected Investment Return



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.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £950 |
| Mortgage Payments on £112,500.00 @ 5% | £468.75 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | TBC |
| Letting Fees | £95.00 |
| Total Monthly Costs | £578.75 |
| Monthly Net Income | £371.25 |
| Annual Net Income | £4,455.00 |
| Net Return | 9.36% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,555.00**
Adjusted To

Net Return **5.37%**

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


Annual Net Income **£2,205.00**
Adjusted To

Net Return **4.63%**

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 £180,000.



3 bedroom cottage for sale

+ Add to report


Bishopgate, Cupar, KY15

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Oct 2022 to 29 Nov 2022 (36 days) by Lawrie Estate Agents, Cupar

Stone Built Semi-detached Cottage | Fantastic project retaining many period features | Located Wi...

£180,000




[View floor plan](#)

(Approx.) Sqft: **1,313 sq ft** Price (£) per sqft: **£99.00**

Sold price history: [View](#)

| | |
|------------|----------|
| 18/09/2023 | £130,000 |
|------------|----------|

EPC: [View](#)



3 bedroom semi-detached house for sale

+ Add to report


16 Braehead, Cupar,

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Jul 2022 to 21 Oct 2022 (109 days) by Rollos, Cupar

Immaculately presented Semi Detached Villa | Lounge | Bathroom | Gas central heating | Driveway t...

£180,000



[View floor plan](#)

(Approx.) Sqft: **1,012 sq ft** Price (£) per sqft: **£177.90**

Sold price history: [View](#)


| | |
|------------|----------|
| 06/10/2022 | £198,289 |
| 26/08/2004 | £95,000 |

EPC: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house [+ Add to report](#)


Hogarth Drive, Cupar

NO LONGER ADVERTISED


Marketed from 21 Nov 2023 to 29 Nov 2023 (7 days) by Rollos, St Andrews

£950 pcm


Available early December This three bed unfurnished home is situated in the town of Cupar. The ...

 Sold price history: [View](#)

03/04/2013 [£210,000](#)

 EPC: [View](#)

(Approx.) Sqft: **1,033 sq ft** Price (£) per sqft: **£0.92**



3 bedroom detached bungalow [+ Add to report](#)


Hogarth Drive, Cupar, Fife

NO LONGER ADVERTISED


Marketed from 27 Oct 2021 to 29 Oct 2021 (2 days) by Rollos, St Andrews

£950 pcm

Detached Bungalow | Large Lounge | Dining Area | Fitted Kitchen | Two Double Bedroom | Single Bed...

 Sold price history: [View](#)

03/04/2013 [£210,000](#)

 EPC: [View](#)

(Approx.) Sqft: **1,033 sq ft** Price (£) per sqft: **£0.92**

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



Bonnygate, Cupar, KY15

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