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LET PROPERTY PACK

INVESTMENT INFORMATION

Dick Crescent, Burntisland, KY3 OBT

210976088

(www.letproperty.co.uk



Property Description

Our latest listing is in Dick Crescent, Burntisland, KY3 0BT

Get instant cash flow of £400 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **14.9%** if the rent was increased to market rate.

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

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





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rty Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £400 Market Rent: £805













Bedrooms





Bathroom





Exterior





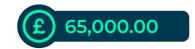
Initial Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

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. The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is





805

Return Stress Test Analysis Report





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

Annual Net Income **£4,466.50** Adjusted To

Net Return

21.12%

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

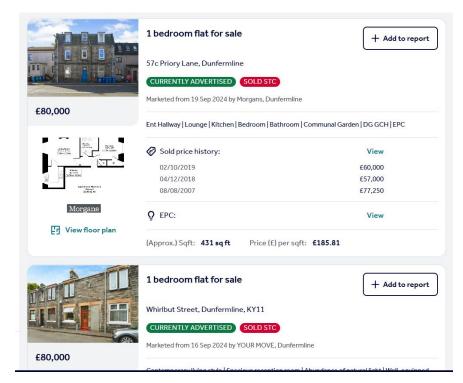
Annual Net Income **£5,101.50** Adjusted To

Net Return

24.12%

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 £80,000.

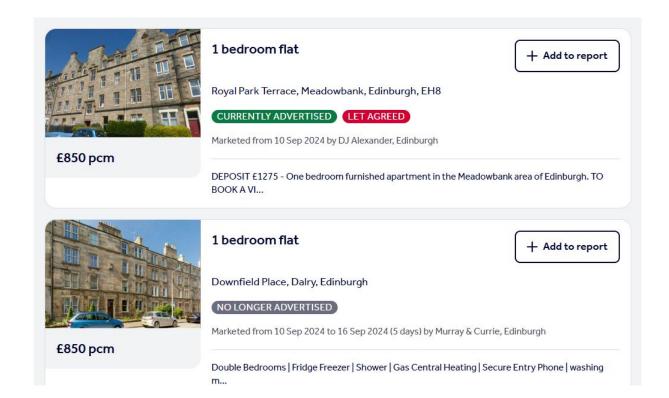




Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



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 Tenancy Agreement In Place: **Yes**





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Current term of tenancy: Moved in within the last 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.







Dick Crescent, Burntisland, KY3 OBT

PROPERTY ID: 12345678

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.

Interested in this property investment?

Call us on **0141 478 0985**

