

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dick Crescent, Burntisland,  
KY3 0BT

210976088

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



## Property Key Features

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £400**

**Market Rent: £805**



# Lounge



# Kitchen





# 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

£ 65,000.00

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

# 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

Returns Based on Rental Income	£400	£805
Mortgage Payments on £48,750.00 @ 5%	<b>£203.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£40.00</b>	<b>£80.50</b>
<b>Total Monthly Costs</b>	<b>£258.13</b>	<b>£298.63</b>
<b>Monthly Net Income</b>	<b>£141.88</b>	<b>£506.38</b>
<b>Annual Net Income</b>	<b>£1,702.50</b>	<b>£6,076.50</b>
<b>Net Return</b>	<b>8.05%</b>	<b>28.73%</b>



# 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.



**1 bedroom flat for sale** [+ Add to report](#)


57c Priory Lane, Dunfermline

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 19 Sep 2024 by Morgans, Dunfermline

Ent Hallway | Lounge | Kitchen | Bedroom | Bathroom | Communal Garden | DG GCH | EPC

£80,000



[View floor plan](#)


Morgans

**Sold price history:** [View](#)

02/10/2019	£60,000
04/12/2018	£57,000
08/08/2007	£77,250

**EPC:** [View](#)

(Approx.) Sqft: **431 sq ft** Price (£) per sqft: **£185.81**



**1 bedroom flat for sale** [+ Add to report](#)

Whirlbut Street, Dunfermline, KY11

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 16 Sep 2024 by YOUR MOVE, Dunfermline

£80,000

Contemporary style | Spacious reception room | Abundance of natural light | Well equipped



# 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**.



£850 pcm

## 1 bedroom flat

+ Add to report

Royal Park Terrace, Meadowbank, Edinburgh, EH8

CURRENTLY ADVERTISED LET AGREED

Marketed from 10 Sep 2024 by DJ Alexander, Edinburgh

DEPOSIT £1275 - One bedroom furnished apartment in the Meadowbank area of Edinburgh. TO BOOK A VI...



£850 pcm

## 1 bedroom flat

+ Add to report

Downfield Place, Dalry, Edinburgh

NO LONGER ADVERTISED

Marketed from 10 Sep 2024 to 16 Sep 2024 (5 days) by Murray & Currie, Edinburgh

Double Bedrooms | Fridge Freezer | Shower | Gas Central Heating | Secure Entry Phone | washing m...

# 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 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 0BT

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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