

LET PROPERTY PACK

INVESTMENT INFORMATION

Balfour Street, Kirkcaldy,
KY2

210735610

 www.letproperty.co.uk





Property Description

Our latest listing is in Balfour Street, Kirkcaldy, KY2

Get instant cash flow of **£350** per calendar month with a **7.2%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return

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



Property Key Features

1 bedroom

1 Bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £350



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Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 58,000.00

25% Deposit	£14,500.00
Stamp Duty ADS @ 6%	£3,480.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£18,980.00

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	£350
Mortgage Payments on £43,500.00 @ 5%	£181.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£35.00
Total Monthly Costs	£231.25
Monthly Net Income	£118.75
Annual Net Income	£1,425.00
Net Return	7.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,863.40**
Adjusted To

Net Return **15.09%**

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

Annual Net Income **£3,179.40**
Adjusted To

Net Return **16.75%**

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 £70,000.



£70,000

1 bedroom flat for sale

+ Add to report

Octavia Street, Kirkcaldy, KY2

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Jul 2023 to 10 Jan 2024 (169 days) by Thorntons Property Services, Anstruther



£69,995

1 bedroom flat for sale

+ Add to report

Nile Street, Kirkcaldy, KY2

NO LONGER ADVERTISED

Marketed from 10 Jan 2024 to 28 Feb 2024 (48 days) by Delmor, Kirkcaldy

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom ground floor flat

Balfour Street, Kirkcaldy, Fife, KY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2022 to 25 Jan 2024 (682 days) by Murray Properties, Kirkcaldy

+ Add to report



£550 pcm

1 bedroom ground floor flat

Percival Street, Kirkcaldy, Fife, KY2

NO LONGER ADVERTISED

LET AGREED






Marketed from 2 May 2024 to 31 May 2024 (29 days) by Fife Properties, Leven

+ Add to report

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: **5 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.



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Balfour Street, Kirkcaldy,
KY2

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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