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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...







Balfour Street, Kirkcaldy, KY2

210735610

Property Key Features

1 bedroom 1 Bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: TBC Ground Rent: FREEHOLD Lease Length: FREEHOLD Current Rent: £350

















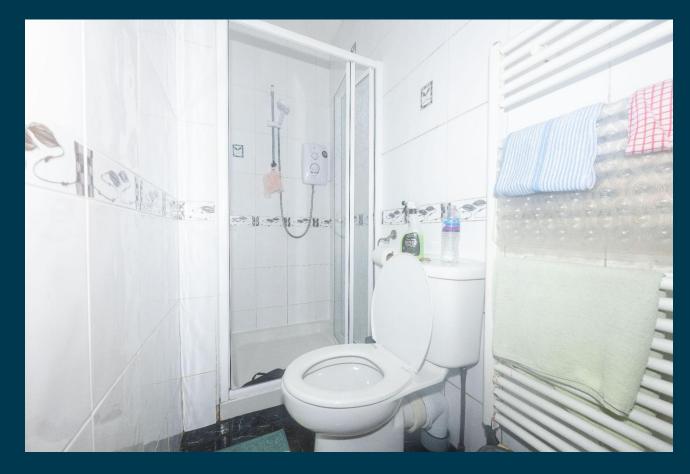
Bedrooms





Bathroom





Exterior





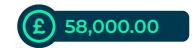
Initial Outlay





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



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	твс
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.



1 bedroom flat for sale

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

£70,000

£69,995



1 bedroom flat for sale

Nile Street, Kirkcaldy, KY2

NO LONGER ADVERTISED

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

+	Add to report



+ Add to report

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



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



£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



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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





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Balfour Street, Kirkcaldy, KY2

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.

