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LET PROPERTY PACK

INVESTMENT INFORMATION

Ferguson Place, Glenrothes, KY6 1AN

212096515

www.letproperty.co.uk





Property Description

Our latest listing is in Ferguson Place, Glenrothes, Fife, KY6 1AN

Get instant cash flow of ± 750 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.6% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR[®]PERTY





Ferguson Place, Glenrothes, KY6 1AN

212096515

3 bedroomsFactor Fe1 bathroomGround RWell Maintained PropertyLease Ler

Property Key Features

Easy Access to Local Amenities

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Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £750 Market Rent: £1,000 Lounge





Kitchen





Bedrooms





Bathroom





Exterior



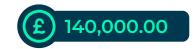






Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£44,400.00

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 £750 per calendar month but the potential market rent is



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Returns Based on Rental Income	£750	£1,000
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£527.50	£552.50
Monthly Net Income	£222.50	£447.50
Annual Net Income	£2,670.00	£5,370.00
Net Return	<mark>6.01%</mark>	<mark>12.09%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£3,370.00** Adjusted To

Net Return **7.59**%

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

Annual Net Income **£3,270.00** Adjusted To

Net Return 7.36%

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 £159,000.

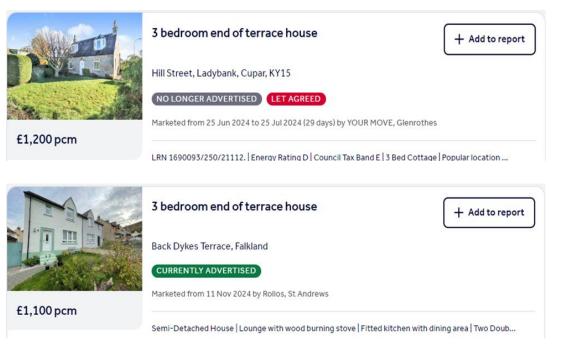
	3 bedroom end of terrace house for sale	+ Add to report
	Cameron Crescent, Glenrothes, KY6	
	NO LONGER ADVERTISED SOLD STC	
£159,000	Marketed from 14 Dec 2023 to 21 Mar 2024 (97 days) by Delmor, Leven	
	Spacious Three Bed END TERRACED VILLA Roof and facia's recently replace	d Generous sized Loung

	3 bedroom terraced house for sale	+ Add to report
	Carleton Crescent, Glenrothes	
	CURRENTLY ADVERTISED	
	Marketed from 12 Dec 2024 by First for Homes, Glenrothes	
£152,995	Beautifully Presented 3 Bedroom Terraced Villa Situated In The Sought	-After Area Of Woodside, G

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 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

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: 3 years+

Payment history: On time for length of tenancy





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Ferguson Place, Glenrothes, KY6 1AN

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.

