

LET PROPERTY PACK

INVESTMENT INFORMATION

Balfour Street, Kirkcaldy,
KY2

214066915

 www.letproperty.co.uk





Property Description

Our latest listing is in Balfour Street, Kirkcaldy, KY2

Get instant cash flow of **£495** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

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

214066915



Property Key Features

3 Bedrooms

2 Bathrooms

Cupboard

Rear Garden Space

Factor Fees: TBC

Current Rent: £495

Market Rent: £595

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 595

Returns Based on Rental Income	£495	£595
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.00	
Letting Fees	£49.50	£59.50
Total Monthly Costs	£423.88	£433.88
Monthly Net Income	£71.13	£161.13
Annual Net Income	£853.50	£1,933.50
Net Return	2.33%	5.28%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£743.50**
Adjusted To

Net Return **2.03%**

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

Annual Net Income **£208.50**
Adjusted To

Net Return **0.57%**

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 £155,000.



£155,000

3 bedroom flat for sale

+ Add to report

Murray Terrace, Octavia Street, Kirkcaldy, Fife, KY2

CURRENTLY ADVERTISED

Marketed from 24 Jan 2025 by Slater Hogg & Howison, Kirkcaldy



£100,000

3 bedroom flat for sale

+ Add to report

Viceroy Street, Kirkcaldy, Fife, KY2

NO LONGER ADVERTISED SOLD STC

Marketed from 12 Jun 2024 to 24 Sep 2024 (103 days) by Slater Hogg & Howison, Kirkcaldy

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom ground floor flat

Grieve Street, Kirkcaldy, Fife, KY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2023 to 13 Oct 2023 (35 days) by Fife Properties, Leven

+ Add to report



£595 pcm

3 bedroom flat

Balfour Street, Kirkcaldy

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jul 2023 to 24 Aug 2023 (27 days) by Morton Napier, Kirkcaldy

+ 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: **2 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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