

¥

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...

LETPR®PERTY





Balfour Street, Kirkcaldy, KY2

214066915

3 Bedrooms 2 Bathrooms Cupboard Rear Garden Space

Ø

Factor Fees: TBC

Property Key Features

Current Rent: £495

Market Rent: £595

















Bedrooms





Bathroom





Exterior



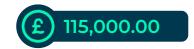






Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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



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 £495 per calendar month but the potential market rent is \bigcirc



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	ТВС	
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	<mark>2.33%</mark>	5.28%



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.



Murray Terrace, Octavia Street, Kirkcaldy, Fife, KY2

CURRENTLY ADVERTISED

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







£155,000



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







£595 pcm

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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years+





www.letproperty.co.uk

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.

