

LET PROPERTY PACK

INVESTMENT INFORMATION

Beatty Place, Dunfermline,
KY12 0BE

193494118

 www.letproperty.co.uk





Property Description

Our latest listing is in Beatty Place, Dunfermline, KY12 0BE

Get instant cash flow of **£795.00** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

The property is found within a prime location that allows for easy access to countless amenities and good potential rental income, this would be a reliable addition to an investors portfolio.

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



Beatty Place,
Dunfermline, KY12 0BE

193494118



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

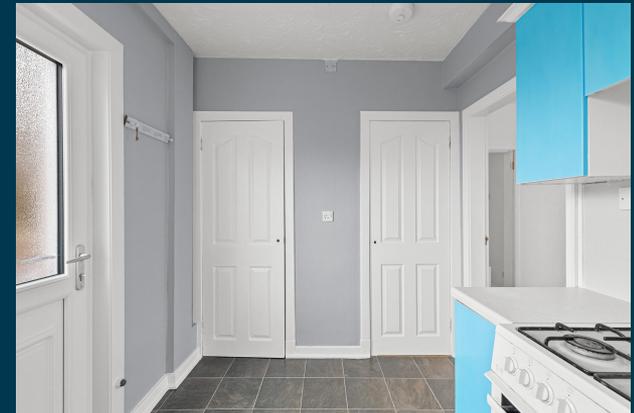
Current Rent: £795

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £795.00 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£795.00	£850
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£79.50	£85.00
Total Monthly Costs	£500.75	£506.25
Monthly Net Income	£294.25	£343.75
Annual Net Income	£3,531.00	£4,125.00
Net Return	8.55%	9.99%

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 **£2,425.00**
Adjusted To

Net Return **5.87%**

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

Annual Net Income **£2,175.00**
Adjusted To

Net Return **5.27%**

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 £95,800.00.

 Floorplan



£90,000

2 bedroom semi-detached house for sale

1 Beatty Place, Dunfermline, KY12 0BE

NO LONGER ADVERTISED UNDER OFFER

Key features

Double Glazing | Garden | Gas Central Heating | Off-street parking

Marketed from 7 May 2019 to 3 Jul 2019 (56 days) by Abbey Forth Sales & Lettings, Dunfermline

+ Add to report

Sold price history

1 Jul 2019 £95,800

 Floorplan



£90,000

2 bedroom flat for sale

Beatty Place, Dunfermline

NO LONGER ADVERTISED SOLD STC

Key features

Ideal First Time Buy or Investment Property | Close to Amenities / Transport Links | Spacious and Tastefully Presented Lower Quarter Villa | ...

Marketed from 2 Sep 2021 to 17 Nov 2021 (75 days) by Yopa, Scotland

+ Add to report

Sold price history

21 Oct 2021 £95,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895.00 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom town house

Bruce Street, Dunfermline

+ Add to report

NO LONGER ADVERTISED LET AGREED

Great Central Location | Good Transport Links | Prestigious Property | EPC: D | LARN 1903055

Marketed from 27 Jan 2022 to 2 Jun 2022 (126 days) by Martin & Co. Dunfermline



£835 pcm

2 bedroom terraced house

Fodbank View, Dunfermline, Fife, KY11

+ Add to report

NO LONGER ADVERTISED LET AGREED

LRN - 1401665/250/14042 | EPC - E | 360 Online Viewing Available | 3 Bedroom Terraced House

SOLD PRICE HISTORY

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: **0-2 years**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Payment history: **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.



www.letproperty.co.uk

Beatty Place, Dunfermline, KY12 0BE

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



LETPROPERTY