

LET PROPERTY PACK

INVESTMENT INFORMATION

Canon Lynch Court
Dunfermline, KY12 8AU

199497196

 www.letproperty.co.uk





Property Description

Our latest listing is in Canon Lynch Court Dunfermline, KY12 8AU

Get instant cash flow of **£500** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Canon Lynch Court
Dunfermline, KY12 8AU

199497196



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Great Condition

Factor Fees: £0.00

Current Rent: £500

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 700



Returns Based on Rental Income	£500	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£70.00
Total Monthly Costs	£377.50	£397.50
Monthly Net Income	£122.50	£302.50
Annual Net Income	£1,470.00	£3,630.00
Net Return	4.59%	11.34%

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 **£2,230.00**
Adjusted To

Net Return **6.97%**

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income **£2,130.00**
Adjusted To

Net Return **6.66%**

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 £110,000.



£110,000



2 bedroom ground maisonette for sale

Canon Lynch Court, Dunfermline

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ground Floor Maisonette | Secure Entry System | Large Lounge | Box Room | Two Double Bedrooms...

SOLD PRICE HISTORY

12 Dec 2022	£115,000
13 Jun 2008	£81,600
24 Sep 2003	£12,600



£109,995



2 bedroom flat for sale

Canon Lynch Court, Dunfermline, KY12

+ Add to report

NO LONGER ADVERTISED SOLD STC

Close to City Centre | Local Amenities | Spacious | Ample Storage | Well Presented | EPC = D | Co...

SOLD PRICE HISTORY

2 Nov 2022	£106,000
25 Jul 2017	£86,000
18 Feb 2009	£78,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

Westfield Grove, Dunfermline, KY12

+ Add to report

NO LONGER ADVERTISED LET AGREED

LRN - 1660890/250/23092 LARN 1806014 EPC - B Council Tax - D High Energy Rating!
360 Online Smart...

Marketed from 11 Oct 2022 to 1 Dec 2022 (50 days) by YOUR MOVE, Dunfermline



£875 pcm

2 bedroom maisonette

Bruce Street, Dunfermline

+ Add to report

NO LONGER ADVERTISED LET AGREED






In The Centre Of Town | Local Amenities Nearby | Good For The Commuter | EPC: C |
LARN 1903055

Marketed from 15 Sep 2022 to 7 Oct 2022 (21 days) by Martin & Co, Dunfermline

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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Payment history: **On time for length of tenancy**

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

Canon Lynch Court Dunfermline, KY12 8AU

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.



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