

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

St. Clair Street Kirkcaldy, KY1 2BX

199158982











#### **Property Description**

Our latest listing is in St. Clair Street Kirkcaldy, KY1 2BX

Get instant cash flow of £625per calendar month with a 8.8% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







St. Clair Street Kirkcaldy, KY1 2BX



2 bedroom

1 bathroom

**Spacious Lounge** 

Close proximity to valuable amenities

Factor Fees: £0.00

Current Rent: £625

199158982

## Lounge









## Kitchen





## **Bedrooms**









## **Bathroom**







## **Exterior**









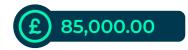
### **Initial Outlay**





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£21,250.00** 

Stamp Duty ADS @ 6% **£5,100.00** 

Legal Fees £1,000.00

Total Investment £27,350.00

#### **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 £625 per calendar month

Returns Based on Rental Income	£625
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£62.50
Total Monthly Costs	£343.13
Monthly Net Income	£281.88
Annual Net Income	£3,382.50
Net Return	12.37%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,912.50

Adjusted To

Net Return

6.99%

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

Annual Net Income

£1,837.50

Adjusted To

Net Return

**6.72**%

#### 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 £88,000.



£88,000

#### 2 bedroom flat for sale

St. Clair Street, Kirkcaldy

#### NO LONGER ADVERTISED

Modern 2 Bed Apartment with Rear Garden | Close walk to the Coast and other Amenities | Close t...

Marketed from 2 Aug 2022 to 6 Oct 2022 (65 days) by FLS Property Sales, Cowdenbeath



#### 2 bedroom flat for sale

St Clair Street, Kirkcaldy, Fife

#### NO LONGER ADVERTISED

2 Bedrooms | Double Glazed | Gas Centrally Heated | Within Walking Distance to the Coast | Fitted...

£70,000

Marketed from 5 Sep 2018 to 17 Jul 2019 (314 days) by Express Estate Agency, Nationwide

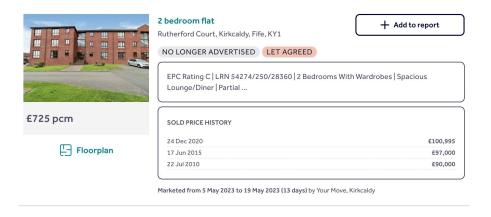
+ Add to report

+ Add to report

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.





#### **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 Short Assured Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



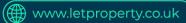
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

St. Clair Street Kirkcaldy, KY1 2BX



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.