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# **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Main Street Cairneyhill, Dunfermline, KY12

201915670

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Main Street Cairneyhill, Dunfermline, KY12

Get instant cash flow of £550 per calendar month with a 3.7% Gross Yield for investors.

This property has a potential to rent for £1,300 which would provide the investor a Gross Yield of 8.7% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

#### **LETPR®PERTY**





#### Main Street Cairneyhill, Dunfermline, KY12

201915670

3 bedrooms Facto 1 bathroom Groun Double Glazed Window Lease Rear Garden Curre

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**Property Key Features** 

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £550 Market Rent: £1,300

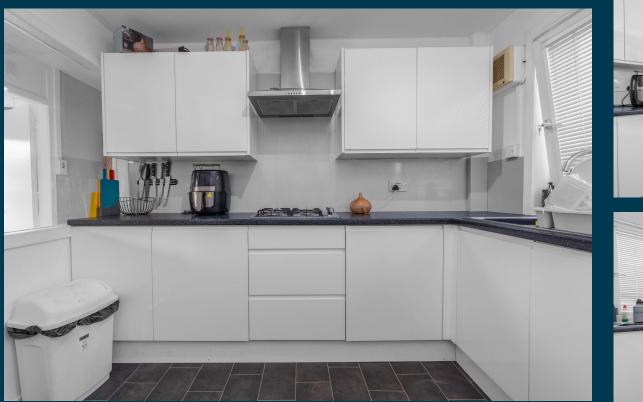
















## Bedrooms





## Bathroom





## Exterior







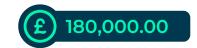






Figures based on assumed purchase price of £180,000 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



| 25% Deposit         | £45,000.00 |
|---------------------|------------|
| Stamp Duty ADS @ 6% | £10,800.00 |
| LBTT Charge         | £700       |
| Legal Fees          | £1,000.00  |
| Total Investment    | £57,500.00 |

## **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 £550 per calendar month but the potential market rent is



| Returns Based on Rental Income        | £550                 | £1,300               |
|---------------------------------------|----------------------|----------------------|
| Mortgage Payments on £135,000.00 @ 5% | £56                  | 2.50                 |
| Est. Building Cover (Insurance)       | £15                  | .00                  |
| Approx. Factor Fees                   | £0.                  | .00                  |
| Ground Rent                           | N/A                  |                      |
| Letting Fees                          | £55.00               | £130.00              |
| Total Monthly Costs                   | <mark>£632.50</mark> | <mark>£707.50</mark> |
| Monthly Net Income                    | -£82.50              | <mark>£592.50</mark> |
| Annual Net Income                     | -£990.00             | <b>£7,110.00</b>     |
| Net Return                            | <mark>-1.72%</mark>  | 12.37%               |
|                                       |                      |                      |

### Return Stress Test Analysis Report





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

7.84%

Annual Net Income **£4,510.00** Adjusted To

Net Return

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

Annual Net Income **£4,410.00** Adjusted To

Net Return

7.67%



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 £296,350.

|             | 4 bedroom detached bungalow for sale<br>Pitdinnie Place, Cairneyhill        | + Add to report             |
|-------------|---|-----------------------------|
|             | NO LONGER ADVERTISED SOLD STC   |                             |
|             | Viewing is essential to truly appreciate this superb spaci<br>Bungalow whic | ious Four Bedroom Detached  |
| £285,000    | SOLD PRICE HISTORY  |                             |
| 🕒 Floorplan | 7 Feb 2023  | £296,350                    |
|             | Marketed from 24 Jun 2022 to 4 Jan 2023 (193 days) by remax prope           | erty marketing, Dunfermline |

3 bedroom terraced house for sale

46 Main Street, Cairneyhill, KY12 8QZ



Floorplan

£175,000

E



Entrance Porch | Lounge | Fitted Kitchen | Three Bedrooms | Bathroom (Shower) |

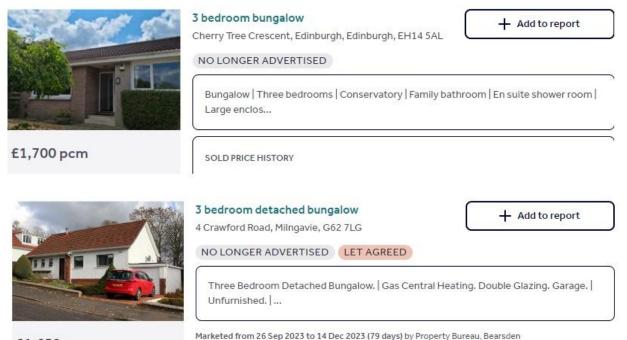
+ Add to report

Marketed from 23 Jun 2023 to 8 Sep 2023 (76 days) by Morgans, Dunfermline

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Main Street Cairneyhill, Dunfermline, KY12

#### 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.

