

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street Kinghorn  
BURNTISLAND KY3

202759230

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in High Street Kinghorn  
BURNTISLAND KY3

Get instant cash flow of **£450** per calendar  
month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£650**  
which would provide the investor a Gross Yield  
of **11.1%** 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...



High Street Kinghorn  
BURNTISLAND KY3

202759230



## Property Key Features

**1 bedroom**

**1 bathroom**

**Double Glazed Window**

**Garden Ground**

**Factor Fees: N/A**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £450**

**Market Rent: £650**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £70,000 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	<b>£17,500.00</b>
Stamp Duty ADS @ 6%	<b>£4,200.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£22,700.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£450	£650
Mortgage Payments on £52,500.00 @ 5%	<b>£218.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>N/A</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£45.00</b>	<b>£65.00</b>
<b>Total Monthly Costs</b>	<b>£278.75</b>	<b>£298.75</b>
<b>Monthly Net Income</b>	<b>£171.25</b>	<b>£351.25</b>
<b>Annual Net Income</b>	<b>£2,055.00</b>	<b>£4,215.00</b>
<b>Net Return</b>	<b>9.05%</b>	<b>18.57%</b>

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      **£2,915.00**  
Adjusted To

Net Return                      **12.84%**

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

Annual Net Income      **£3,165.00**  
Adjusted To

Net Return                      **13.94%**

# 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 £125,000.



## 1 bedroom flat for sale

51, High Street, Kinghorn

+ Add to report

NO LONGER ADVERTISED

Top Floor Flat | Ideal First Time Buy or Investment | Sea Views to rear | Sitting Room | Breakfas...

£80,000

Marketed from 1 Apr 2022 to 24 May 2022 (52 days) by Thorntons Property Services, Kirkcaldy

 Floorplan



## 1 bedroom flat for sale

High Street, Kinghorn, Burntisland, KY3

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

\* Beautifully presented top floor apartment situated in a sought after area of Kinghorn.\* The pro...

£80,500

Marketed from 15 Sep 2021 to 15 Nov 2021 (60 days) by Delmor Estate & Lettings Agents, Kirkcaldy

 Floorplan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

### 3 bedroom flat

Ferry Road Edinburgh EH4 2TE United Kingdom

+ Add to report

NO LONGER ADVERTISED

Double Glazing | Secure Entry | White Goods | Free Street Parking | Gas Heating

Marketed from 12 Apr 2023 to 20 Apr 2023 (7 days) by SouthSide Property Management, Edinburgh



£1,100 pcm

### 3 bedroom flat

Large, 3 bedroom, second floor, NON HMO flat in Gorgie - available NOW

+ Add to report

NO LONGER ADVERTISED






Good transport links | Gas Heating | Secure Entry | On street parking | Communal garden access

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**
-  Standard 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](http://www.letproperty.co.uk)

High Street Kinghorn BURNTISLAND KY3

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**