

LET PROPERTY PACK

INVESTMENT INFORMATION

Elmwood College Farm,
Cupar, KY15 5RN

209622007

 www.letproperty.co.uk





Property Description

Our latest listing is in Elmwood College Farm, Cupar, KY15 5RN

Get instant cash flow of **£2,500** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

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...



Elmwood College Farm,
Cupar, KY15 5RN

209622007



Property Key Features

4 bedroom

2 bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,500

Market Rent: £3,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £638,000.00 and borrowing of £478,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 638,000.00

25% Deposit	£159,500.00
SDLT Charge	£38,540
Legal Fees	£1,000.00
Total Investment	£199,040.00

Projected Investment Return



The monthly rent of this property is currently set at £2,500 per calendar month but the potential market rent is

£ 3,200



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.



Returns Based on Rental Income	£2,500	£3,200
Mortgage Payments on £478,500.00 @ 5%	£1,993.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£250.00	£320.00
Total Monthly Costs	£2,258.75	£2,328.75
Monthly Net Income	£241.25	£871.25
Annual Net Income	£2,895.00	£10,455.00
Net Return	1.45%	5.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,055.00**
Adjusted To

Net Return **2.04%**

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

Annual Net Income **£885.00**
Adjusted To

Net Return **0.44%**

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 £550,000.



£550,000

4 bedroom detached house for sale

Elmwood Farm, Cupar Muir

+ Add to report

CURRENTLY ADVERTISED

Traditional farmhouse with paddock | Stunning finish | Semi rural setting | Set in approximately ...

Marketed from 23 Jul 2024 by Rosie Fraser Real Estate, Dundee



£475,000



5 bedroom detached house for sale

Spruce Gardens, Cupar Muir, Cupar

+ Add to report

CURRENTLY ADVERTISED

Luxurious detached five-bedroom home in idyllic Cupar Muir Luxurious detached five-bedroom proper...

SOLD PRICE HISTORY

21 Dec 2015

£375,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,100 based on the analysis carried out by our letting team at **Let Property Management**.



£4,100 pcm

4 bedroom terraced house

+ Add to report

East Fettes Avenue, Edinburgh, EH4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Aug 2020 by Cadzow, Edinburgh

Stunning 4/5 bedroom plus Victorian Town house | Fashionable Comely Bank | 3 WC | 1 ensuite | 1 f...



£4,100 pcm

4 bedroom semi-detached house

+ Add to report

York Road, Trinity, Edinburgh, EH5

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2024 to 24 May 2024 (18 days) by Dunpark, Edinburgh

Located in Trinity, this four bedroom non-HMO house benefits from a private drive and private gar...

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: **5 years+**



Standard 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.



www.letproperty.co.uk

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Interested in this
property investment?

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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