

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Balgonie Avenue,  
Glenrothes, KY7

209688993

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





## Property Description

Our latest listing is in Balgonie Avenue, Glenrothes, KY7

Get instant cash flow of **£350** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.3%** 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...



Balgonie Avenue,  
Glenrothes, KY7

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Attic**

**Balcony**

**Factor Fees: £0.00**

**Current Rent: £350**

**Market Rent: £550**

# Lounge





# Kitchen



# Bedrooms

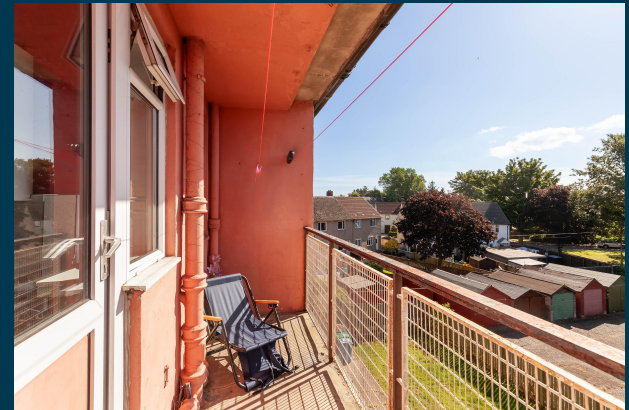


# Bathroom





# Exterior







Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	<b>£20,000.00</b>
Stamp Duty ADS @ 6%	<b>£4,800.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£25,800.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£350	£550
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£35.00	£55.00
<b>Total Monthly Costs</b>	<b>£300.00</b>	<b>£320.00</b>
<b>Monthly Net Income</b>	<b>£50.00</b>	<b>£230.00</b>
<b>Annual Net Income</b>	<b>£600.00</b>	<b>£2,760.00</b>
<b>Net Return</b>	<b>2.33%</b>	<b>10.70%</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      **£1,660.00**  
Adjusted To

Net Return                      **6.43%**

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

Annual Net Income      **£1,560.00**  
Adjusted To

Net Return                      **6.05%**

# 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.



£125,000

## 2 bedroom semi-detached house for sale

+ Add to report

Balgonie Avenue, Glenrothes, Fife, KY7 5DD

NO LONGER ADVERTISED

Marketed from 10 Oct 2023 to 24 Jan 2024 (105 days) by Fife Properties, Leven



£67,000

## 2 bedroom flat for sale

+ Add to report

Balgonie Avenue, Glenrothes

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2023 to 12 Apr 2023 (59 days) by First for Homes, Glenrothes



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £530 based on the analysis carried out by our letting team at **Let Property Management**.



£530 pcm

## 2 bedroom terraced house

+ Add to report

Tiel Path, Glenrothes, KY7

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2019 to 26 Apr 2019 (8 days) by YOUR MOVE, Glenrothes



£410 pcm

## 2 bedroom flat

+ Add to report

Tyrie Crescent, Glenrothes, KY7

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Aug 2018 to 5 Oct 2018 (46 days) by YOUR MOVE, Glenrothes

# 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: **Within 2 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)

Balgonie Avenue, Glenrothes, KY7

PROPERTY ID: 12345678

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.



**LETPROPERTY**