

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruce Street, Dunfermline,
KY12

196466768

 www.letproperty.co.uk





Property Description

Our latest listing is in Bruce Street, Dunfermline, KY12

Get instant cash flow of **£1,075** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,800** which would provide the investor a Gross Yield of **9.8%** 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 be a rewarding addition to an investor portfolio.

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



Bruce Street,
Dunfermline, KY12

196466768



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Modern Bathroom

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,075

Market Rent: £1,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 220,000.00

25% Deposit	£55,000.00
Stamp Duty ADS @ 6%	£13,200.00
LBTT Charge	£1,500
Legal Fees	£1,000.00
Total Investment	£70,700.00

Projected Investment Return

The monthly rent of this property is currently set at £1,075 per calendar month but the potential market rent is

£ 1,800



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	£1,075	£1,800
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£107.50	£180.00
Total Monthly Costs	£810.00	£882.50
Monthly Net Income	£265.00	£917.50
Annual Net Income	£3,180.00	£11,010.00
Net Return	4.50%	15.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,410.00**
Adjusted To

Net Return **10.48%**

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

Annual Net Income **£7,710.00**
Adjusted To

Net Return **10.91%**

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 £390,000.

 Floorplan



£390,000

3 bedroom apartment for sale


27A Bruce Street, Dunfermline, KY12
7AG


+ Add to report

CURRENTLY ADVERTISED

Lift Access and Private Staircase | Open Plan Lounge/Kitchen |
Livingroom | Three Double Bedrooms...

Marketed from 17 Jul 2023 by Morgans, Dunfermline

 Floorplan



£105,000

1 bedroom flat for sale

2C Bruce Street, Dunfermline, KY12
7AG

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Forms part of a brand new development | Spacious Open Plan
Lounge / Dining room / Kitchen | Doubl...

Marketed from 29 Sep 2022 to 4 Jan 2023 (97 days) by Ross & Connel,
Dunfermline

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

2 bedroom flat

+ Add to report

Cammo Road, Edinburgh, EH4

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 27 Aug 2024 (13 days) by OpenRent, London



£1,800 pcm

2 bedroom flat

+ Add to report

Cammo Road, Edinburgh, EH4






NO LONGER ADVERTISED

Marketed from 18 Mar 2024 to 8 Apr 2024 (20 days) by OpenRent, London

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: **3 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

Bruce Street, Dunfermline, KY12

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.



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