

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shepherd Avenue, Leven,  
KY8

196026006

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





## Property Description

Our latest listing is in Shepherd Avenue, Leven, KY8

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...**



Shepherd Avenue, Leven,  
KY8

196026006



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £700**

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

# 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

£ 700

Returns Based on Rental Income	£550	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£55.00	£70.00
<b>Total Monthly Costs</b>	<b>£320.00</b>	<b>£335.00</b>
<b>Monthly Net Income</b>	<b>£230.00</b>	<b>£365.00</b>
<b>Annual Net Income</b>	<b>£2,760.00</b>	<b>£4,380.00</b>
<b>Net Return</b>	<b>10.70%</b>	<b>16.98%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,980.00**  
Adjusted To

Net Return                      **11.55%**

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

Annual Net Income      **£3,180.00**  
Adjusted To

Net Return                      **12.33%**

# 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 £129,500.



£129,500

## 4 bedroom terraced house for sale

25, Shepherd Avenue, Leven

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Lovely 4 Bed Semi Detached Villa in Sought After Family Area. | Close Proximity to Primary School...

SOLD PRICE HISTORY



£125,000

## 2 bedroom flat for sale

Rosemount Grove, Leven, Fife, KY8

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Upper flat | Two bedrooms | Lounge/ Dining area | Open plan kitchen | Bathroom | En-Suite Shower ...

Marketed from 24 Oct 2023 to 12 Jan 2024 (80 days) by YOUR MOVE - Stewart Filshill, Leven

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 3 bedroom apartment

+ Add to report

Crescent Road, Leven, Fife, KY8

NO LONGER ADVERTISED

Marketed from 29 Mar 2018 to 2 May 2023 (1859 days) by Fife Properties, Leven

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£700 pcm

## 3 bedroom flat

+ Add to report

Croft Crescent, Markinch, KY7

NO LONGER ADVERTISED






Marketed from 25 Apr 2023 to 3 May 2023 (7 days) by Fife Letting Service, Fife

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# 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)

Shepherd Avenue, Leven, KY8

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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