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LET PROPERTY PACK

INVESTMENT INFORMATION

Shepherd Avenue, Leven, KY8

196026006

🌐 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...

LETPR®PERTY





Shepherd Avenue, Leven, KY8

196026006

3 Bedroom 1 Bathroom Spacious Lounge Modern Kitchen

0

Property Key Features

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £550 Market Rent: £700













Bedrooms





Bathroom





Exterior





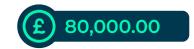
Initial Outlay





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



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

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



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
Total Monthly Costs	£320.00	£335.00
Monthly Net Income	£230.00	£365.00
Annual Net Income	£2,760.00	£4,380.00
Net Return	<mark>10.70%</mark>	<mark>16.98%</mark>



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.

	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	
£129,500	SOLD PRICE HISTORY	
	2 bedroom flat for sale Rosemount Grove, Leven, Fife, KY8	
	NO LONGER ADVERTISED SOLD STC	
	Upper flat Two bedrooms Lounge/ Dining area Open plan kitchen Bathroom En- Suite Shower	
£125.000	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

Crescent Road, Leven, Fife, KY8

NO LONGER ADVERTISED

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



£700 pcm

3 bedroom flat

Croft Crescent, Markinch, KY7

NO LONGER ADVERTISED

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

+ Add to report

+ Add to report



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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





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.

