

¥

# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Kidd Street, Kirkcaldy, KY1 2EE

210911124

www.letproperty.co.uk

## 





## **Property** Description

Our latest listing is in Kidd Street, Kirkcaldy, KY1 2EE

Get instant cash flow of £525 per calendar month with a 8.8% Gross Yield for investors.

This property has a potential to rent for £553 which would provide the investor a Gross Yield of 9.2% 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...

### **LETPR<sup>®</sup>PERTY**





#### Kidd Street, Kirkcaldy, KY1 2EE

210911124

Property Key Features

1 bedroom

1 bathroom

**Spacious Lounge** 

Close proximity to valuable amenities

Factor Fees: TBC Ground Rent: FREEHOLD Lease Length: FREEHOLD Current Rent: £525 Market Rent: £553







## Kitchen





## Bedrooms





## Bathroom





## Exterior



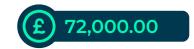






Figures based on assumed purchase price of £72,000.00 and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£18,000.00
Stamp Duty ADS @ 6%	£4,320.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,320.00

## **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 £525 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£525	£553
Mortgage Payments on £54,000.00 @ 5%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TE	BC
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£55.30
Total Monthly Costs	<mark>£292.50</mark>	£295.30
Monthly Net Income	£232.50	£257.70
Annual Net Income	£2,790.00	<b>£3,092.40</b>
Net Return	<mark>11.96%</mark>	<b>13.26%</b>



## Return Stress Test Analysis Report





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

Annual Net Income **£1,986.40** Adjusted To

Net Return 8.52%

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

Annual Net Income **£2,012.40** Adjusted To

Net Return 8.63%

## 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 £79,999.

	2 bedroom flat for sale	+ Add to report
TT IT IT I	Macindoe Crescent, Kirkcaldy	
	NO LONGER ADVERTISED SOLD STC	
£79,999	Marketed from 11 May 2022 to 25 Aug 2022 (105 days) by Rem	nax Professionals, Kirkcaldy
	Perfect for first time buyers   Private garden area	
	Sold price history:	View
	Floor plan:	View
	2 bedroom flat for sale	+ Add to report
	Kidd Street, Kirkcaldy	
	NO LONGER ADVERTISED SOLD STC	
£75,000	Marketed from 2 Aug 2022 to 26 Sep 2022 (54 days) by Morton Napier, Kirkcaldy	

Sold price history:

Floor plan:

Situated in a popular residential area | Well presented traditional first floor flat | Vestibule ...

View

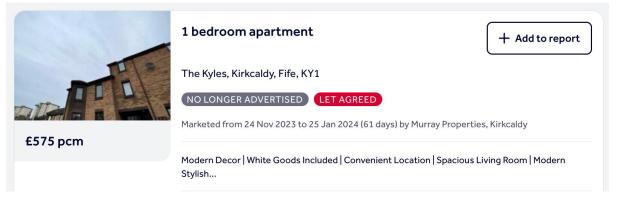
View

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.





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: Moved in within the last 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

#### Kidd Street, Kirkcaldy, KY1 2EE

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.

