

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Viewforth Place, Burntisland Road Kinghorn, Burntisland, KY3

202038844









## **Property Description**

Our latest listing is in Viewforth Place, Burntisland Road Kinghorn, Burntisland, KY3

Get instant cash flow of £500 per calendar month with a 8.6% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 11.1% 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 make for a rewarding addition to an investors portfolio.

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







Viewforth Place, Burntisland Road Kinghorn, Burntisland, KY3

202038844



1 bedroom

1 bathroom

**Double Glazed Window** 

**Garden Grounds** 

Factor Fees: £0.00

**Ground Rent: N/A** 

Lease Length: N/A

**Current Rent: £500** 

Market Rent: £650

# Lounge









# Kitchen







# **Bedrooms**







# Bathroom





## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £70,000 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£17,500.00** 

Stamp Duty ADS @ 6% **£4,200.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £22,700.00

### **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 £500 per calendar month but the potential market rent is

Returns Based on Rental Income	£500	£650
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£50.00	£65.00
Total Monthly Costs	£283.75	£298.75
Monthly Net Income	£216.25	£351.25
Annual Net Income	£2,595.00	£4,215.00
Net Return	11.43%	18.57%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,915.00

**Adjusted To** 

Net Return

12.84%

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

Annual Net Income

£3,165.00

Adjusted To

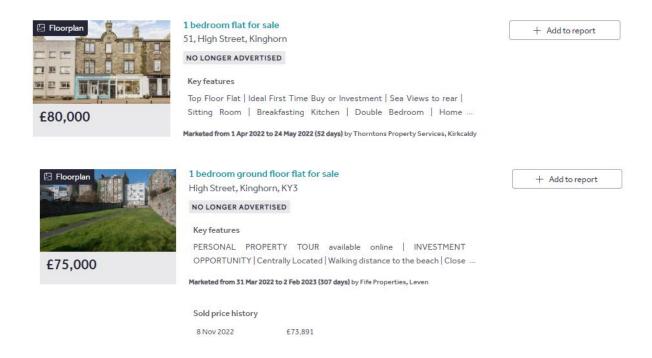
Net Return

13.94%

## 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.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

#### 1 bedroom flat

Easter Road, Edinburgh, Midlothian, EH7

#### CURRENTLY ADVERTISED

Deposit £1520. Well finished and furnished 1-bed flat at the top end of Easter Road, available now.

+ Add to report

+ Add to report

Marketed from 4 Mar 2024 by DJ Alexander, Edinburgh



£1,045 pcm

#### 1 bedroom flat

Orwell Terrace, Dalry, Edinburgh, EH11

#### NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Tumble dryer | Dishwasher | Fridge Freezer

Marketed from 11 Nov 2022 to 20 Dec 2022 (38 days) by Sandstone UK Property Management Solutions Ltd, Edinburgh

#### **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: 5 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.





# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

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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.

