

LET PROPERTY PACK

INVESTMENT INFORMATION

Viewforth Place,
Burntisland Road
Kinghorn, Burntisland, KY3

202038844

 www.letproperty.co.uk





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,
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Kinghorn, Burntisland,
KY3

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Property Key Features

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

£ 70,000.00

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

£ 650

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.



1 bedroom flat for sale
51, High Street, Kinghorn

NO LONGER ADVERTISED

Key features

Top Floor Flat | Ideal First Time Buy or Investment | Sea Views to rear |
Sitting Room | Breakfasting Kitchen | Double Bedroom | Home ...

Marketed from 1 Apr 2022 to 24 May 2022 (52 days) by Thorntons Property Services, Kirkcaldy

+ Add to report



1 bedroom ground floor flat for sale
High Street, Kinghorn, KY3

NO LONGER ADVERTISED

Key features

PERSONAL PROPERTY TOUR available online | INVESTMENT
OPPORTUNITY | Centrally Located | Walking distance to the beach | Close ...

Marketed from 31 Mar 2022 to 2 Feb 2023 (307 days) by Fife Properties, Leven

+ Add to report

Sold price history

8 Nov 2022	£73,891
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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

+ Add to report

CURRENTLY ADVERTISED

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

Marketed from 4 Mar 2024 by DJ Alexander, Edinburgh



£1,045 pcm

1 bedroom flat

Orwell Terrace, Dalry, Edinburgh, EH11

+ Add to report

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**
-  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.



Viewforth Place, Burntisland Road
Kinghorn, Burntisland, KY3

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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