

000

000

X

000

LET PROPERTY PACK

000

000

INVESTMENT INFORMATION

Station Road, Kelty, KY4

214432350

www.letproperty.co.uk

LETPR[®]**PERTY**





Property Description

Our latest listing is in Station Road, Kelty, KY4

Get instant cash flow of £520 per calendar month with a 7.3% Gross Yield for investors.

This property has a potential to rent for £735 which would provide the investor a Gross Yield of 10.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

LETPR®PERTY





Station Road, Kelty, KY4

214432350

Property Key Features

2 Bedrooms Fac 1 Bathroom Gro Modern and Good Condition Lea Front and Rear Garden Space Cur

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £520 Market Rent: £735







Kitchen





Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

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 £520 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£520	£735
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£52.00	£73.50
Total Monthly Costs	£332.63	£354.13
Monthly Net Income	£187.38	£380.88
Annual Net Income	£2,248.50	£4,570.50
Net Return	<mark>8.22%</mark>	<mark>16.71%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£3,100.50** Adjusted To

Net Return 11.34%

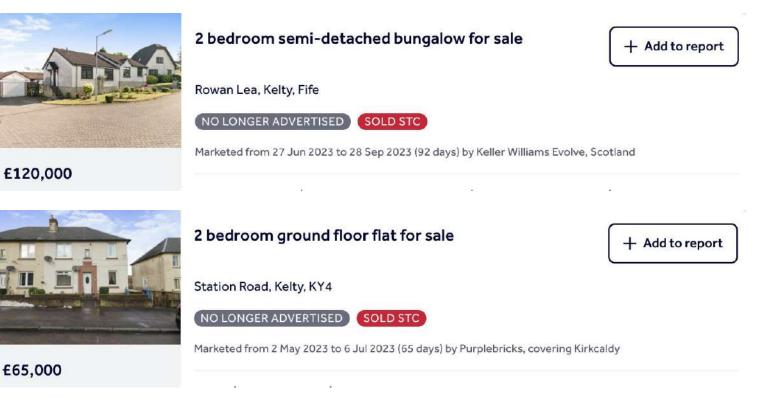
If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,295.50** Adjusted To

Net Return 12.05%

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 £120,000.



LETODR DEDT

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

Cocklaw Street, Kelty, KY4

NO LONGER ADVERTISED

Marketed from 3 Jun 2024 to 12 Jun 2024 (8 days) by Fife Letting Service, Fife

+	Add to report
	Aud to report

2 bedroom flat

Lawrence Street, Kelty, KY4

NO LONGER ADVERTISED

Marketed from 22 May 2024 to 28 May 2024 (5 days) by Fife Letting Service, Fife

+ Add to report

£550 pcm



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+

Payment history: On time for length of tenancy



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.







www.letproperty.co.uk

Station Road, Kelty, KY4

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.

