

LET PROPERTY PACK

INVESTMENT INFORMATION

Middleshot Square
Prestonpans, EH32 9RN

197193564

 www.letproperty.co.uk





Property Description

Our latest listing is in Middleshot Square Prestonpans, EH32 9RN

Get instant cash flow of **£2,200.00** per calendar month with a **9.6%** Gross Yield for investors.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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



Middleshot Square
Prestonpans, EH32 9RN

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Property Key Features

4 Bedroom

3 Bathroom

Modern Kitchen

Spacious Lounge

Factor Fees: £0.00

Current Rent: £2,200.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £275,000.00 and borrowing of £206,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 275,000.00

25% Deposit	£68,750.00
Stamp Duty ADS @ 6%	£16,500.00
Legal Fees	£1,000.00
Total Investment	£86,250.00

Projected Investment Return



The monthly rent of this property is currently set at £2,200.00 per calendar month.



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.



Returns Based on Rental Income	£2,200.00
Mortgage Payments on £206,250.00 @ 5%	£859.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£220.00
Total Monthly Costs	£1,094.38
Monthly Net Income	£1,105.63
Annual Net Income	£13,267.50
Net Return	15.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,867.50**
Adjusted To

Net Return **10.28%**

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

Annual Net Income **£9,142.50**
Adjusted To

Net Return **10.60%**

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 £325,000.00.



£325,000

4 bedroom detached house for sale

17 McLachlan Gardens, Prestonpans, EH32 9FQ

CURRENTLY ADVERTISED

Living room with French doors to garden | Driveway leading to garage | Master bedroom with impres...

Marketed from 23 Jan 2023 by Warners Solicitors, Edinburgh

+ Add to report



£295,000

5 bedroom detached house for sale

Mclachlan Gardens, Prestonpans, EH32

NO LONGER ADVERTISED SOLD STC

Fantastic 5 Bed Detached Family Home | Situated In A Modern Housing Development | Spacious Loun...

SOLD PRICE HISTORY

30 May 2022

£332,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,450.00 based on the analysis carried out by our letting team at **Let Property Management**.



£2,450 pcm

4 bedroom house

The Walled Garden, 40 Laverockbank Road, Trinity

NO LONGER ADVERTISED

Double glazed windows | Featured Property | Fridge Freezer | Garden Private | Private Parking | S...

Marketed from 28 Nov 2022 to 7 Dec 2022 (9 days) by Murray & Currie, Edinburgh

+ Add to report



£2,400 pcm

4 bedroom terraced house

Fletcher Crescent, Edinburgh, Midlothian

NO LONGER ADVERTISED LET AGREED

Non-HMO licensed property located in the impressive Waterfront Plaza Development by Cala, this su...

Marketed from 11 Jul 2023 to 22 Jul 2023 (11 days) by Rettie & Co, Edinburgh

+ Add to report

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 Short Assured 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.



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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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