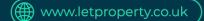


LET PROPERTY PACK

INVESTMENT INFORMATION

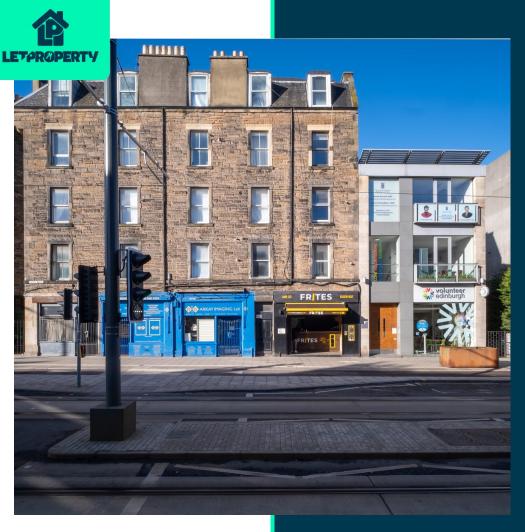
Leith Walk EDINBURGH EH6

201744295









Property Description

Our latest listing is in Leith Walk EDINBURGH EH6

Get instant cash flow of £950 per calendar month with a 5.0% Gross Yield for investors.

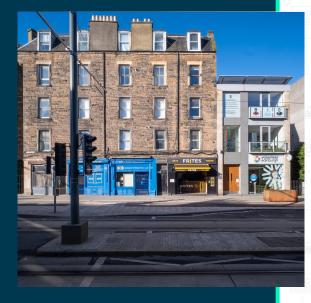
This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

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...







Leith Walk EDINBURGH EH6



2 bedrooms

1 bathroom

Double glazed window

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £950

Market Rent: £1,400

201744295

Lounge





Kitchen

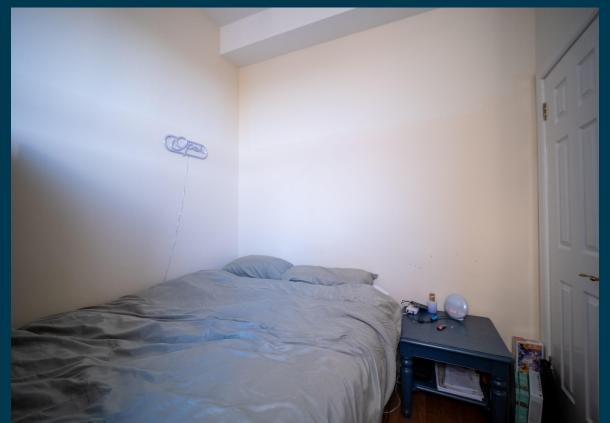






Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £230,000 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£57,500.00**

Stamp Duty ADS @ 6% **£13,800.00**

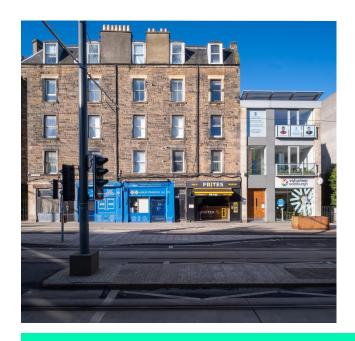
LBTT Charge £1,700

Legal Fees £1,000.00

Total Investment £74,000.00

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 £950 per calendar month but the potential market rent is

(0)	
(£)1,400	
1	

Returns Based on Rental Income	£950	£1,400
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£95.00	£140.00
Total Monthly Costs	£828.75	£873.75
Monthly Net Income	£121.25	£526.25
Annual Net Income	£1,455.00	£6,315.00
Net Return	1.97%	8.53%

Return Stress Test Analysis Report





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

Annual Net Income

£3,515.00

Adjusted To

Net Return

4.75%

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

Annual Net Income

£2,865.00

Adjusted To

Net Return

3.87%

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 £305,275.

	2 bedroom ground floor flat for sale	+ Add to report
	44 Cambridge Avenue, Leith, Edinburgh, EH6 5AP NO LONGER ADVERTISED SOLD STC	
TUTUTA	Twin window living room with wood burner Two double s fitted dining	ized bedrooms Beautifully
£295,000	SOLD PRICE HISTORY	
	19 Aug 2022	£363,363
L- Floorplan	2 Mar 2009	£140,000
	2 bedroom flat for sale 6/6 Balfour Place, Leith, Edinburgh, EH6 5DW	+ Add to report
		+ Add to report
	NO LONGER ADVERTISED SOLD STC	
THE PART OF THE PA		
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denta e en en	Spacious accommodation in a city centre location Double	e-glazed sash and case
THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON A	Spacious accommodation in a city centre location Double window Gas centr	e-glazed sash and case
£265,000		
E365 000	window Gas centr	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property**Management.



£1,750 pcm

2 bedroom flat

Maritime Street, Leith, Edinburgh, EH6

NO LONGER ADVERTISED

Open plan kitchen, living, dining space | Lift Access | Large rooms | First floor | Fridge Freezer

Marketed from 8 Jan 2024 to 23 Jan 2024 (14 days) by Gilson Gray LLP, Edinburgh



£1,600 pcm

2 bedroom flat

Summerbank, Edinburgh, EH3

NO LONGER ADVERTISED LET AGREED

Two double bedrooms | One bathroom | One reception room | Flat | Upper floor without lift | Furni...

Marketed from 7 Aug 2023 to 9 Sep 2023 (33 days) by DJ Alexander, Edinburgh

+ Add to report

+ 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: 3 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**

Leith Walk EDINBURGH EH6



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.