

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomhouse Street North
Edinburgh, EH11

202321463

 www.letproperty.co.uk





Property Description

Our latest listing is in Broomhouse Street North Edinburgh, EH11

Get instant cash flow of **£800** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,150** 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...



Broomhouse Street North
Edinburgh, EH11

202321463



Property Key Features

4 bedrooms

1 bathroom

Double Drive Way

**Easy to Access to Local
Amenities**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
Stamp Duty ADS @ 6%	£11,400.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£60,800.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£688.75	£723.75
Monthly Net Income	£111.25	£426.25
Annual Net Income	£1,335.00	£5,115.00
Net Return	2.20%	8.41%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,815.00**
Adjusted To

Net Return **4.63%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **3.73%**

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 £230,500.



£195,000



3 bedroom flat for sale
8 Broomhouse Avenue, Edinburgh, EH11 3UN

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Renovated to a meticulous standard throughout, this 1940s upper villa has been transformed into a...

SOLD PRICE HISTORY	
10 Oct 2022	£230,500
9 May 2003	£67,155

Marketed from 27 Jun 2022 to 29 Nov 2022 (155 days) by Ralph Hendrie Legal, Edinburgh



£190,000



3 bedroom flat for sale
1 Broomhouse Avenue, Edinburgh, EH11 3UN

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

A bright and generously proportioned upper villa with excellent potential, enjoying a large corne...

SOLD PRICE HISTORY	
16 Oct 2023	£215,500

Marketed from 6 Jul 2023 to 15 Sep 2023 (71 days) by Neilsons Solicitors and Estate Agents, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

4 bedroom flat

Carrick Knowe Drive, Edinburgh, EH12

+ Add to report

NO LONGER ADVERTISED

Central location | Newly Fitted Bathroom | New Boiler and Radiators | Brand new carpet, lam...

SOLD PRICE HISTORY



£1,600 pcm

4 bedroom flat

Carrick Knowe Terrace, Edinburgh, EH12

+ Add to report

NO LONGER ADVERTISED






Dishwasher | Double Glazing | Electric Hob & Oven | Fridge freezer | Gas Central Heating | New fl...

SOLD PRICE HISTORY

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.



www.letproperty.co.uk

Broomhouse Street North Edinburgh, EH11

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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