

LET PROPERTY PACK

INVESTMENT INFORMATION

Redbraes Place Edinburgh,
EH7

201903330

 www.letproperty.co.uk





Property Description

Our latest listing is in Redbraes Place
Edinburgh, EH7

Get instant cash flow of **£790** per calendar
month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,243**
which would provide the investor a Gross Yield
of **8.8%** 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...



Redbraes Place
Edinburgh, EH7

201903330



Property Key Features

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: £790

Market Rent: £1,243

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £790 per calendar month but the potential market rent is

£ 1,243

Returns Based on Rental Income	£790	£1,243
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£79.00	£124.30
Total Monthly Costs	£625.25	£670.55
Monthly Net Income	£164.75	£572.45
Annual Net Income	£1,977.00	£6,869.40
Net Return	3.65%	12.67%

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 Adjusted To **£4,383.40**

Net Return **8.09%**

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

Annual Net Income Adjusted To **£4,319.40**

Net Return **7.97%**

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 £215,000.



£180,000



Floorplan

2 bedroom apartment for sale

25/3 Redbraes Place, Bonnington, Edinburgh, EH7 4LH

+ Add to report

NO LONGER ADVERTISED

Two Bedroom, First-Floor Flat With A Secluded Private Rear Garden In A Perfect Location

SOLD PRICE HISTORY

23 Oct 2023	£215,000
29 Jun 2009	£119,000
6 Oct 2005	£90,000

Marketed from 13 Aug 2023 to 10 Oct 2023 (58 days) by McEwan Fraser Legal, Edinburgh



£175,000



Floorplan

2 bedroom flat for sale

25/4, Redbraes Place, Edinburgh, EH7 4LH

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

CLOSING DATE WEDNESDAY 24TH AUGUST AT 12NOON. This wonderfully bright first floor flat offers an ...

SOLD PRICE HISTORY

25 Oct 2022	£202,202
30 May 2018	£140,355
9 Mar 2006	£26,100

Marketed from 8 Sep 2022 to 17 Oct 2022 (39 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 £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

2 bedroom flat

Barony Street, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1911484

Marketed from 27 Dec 2023 to 18 Feb 2024 (52 days) by OpenRent, London



£1,695 pcm

2 bedroom flat

Dundonald Street, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED LET AGREED






2 double bedrooms | Secondary glazing | Gas central heating | Communal gardens | First floor | To...

Marketed from 12 Jan 2024 to 23 Jan 2024 (11 days) by DJ Alexander, 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: **3 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

Redbraes Place Edinburgh, EH7

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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