

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterfront Park
Edinburgh, EH5 1FG

193173219

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterfront Park Edinburgh, EH5 1FG

Get instant cash flow of **£1,000.00** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a space that has been kept in great condition, tenants that are looking to remain situated for the foreseeable future and a great rental income, this would be a great addition to an investors portfolio.

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



Waterfront Park
Edinburgh, EH5 1FG

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Modern Interior

Factor Fees: £0.00

Current Rent: £1,000.00

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 220,000.00

25% Deposit	£55,000.00
Stamp Duty ADS @ 6%	£13,200.00
Legal Fees	£1,000.00
Total Investment	£69,200.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000.00 per calendar month but the potential market rent is

£ 1,300

Returns Based on Rental Income	£1,000.00	£1,300
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£100.00	£130.00
Total Monthly Costs	£802.50	£832.50
Monthly Net Income	£197.50	£467.50
Annual Net Income	£2,370.00	£5,610.00
Net Return	3.42%	8.11%

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 **£3,010.00**
Adjusted To

Net Return **4.35%**

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


Annual Net Income **£2,310.00**
Adjusted To


Net Return **3.34%**

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 £215,000.00.

 Floorplan



£215,000

2 bedroom duplex for sale

14/1 Waterfront Gait, Granton, Edinburgh, EH5 1EP


[+ Add to report](#)


NO LONGER ADVERTISED

SOLD STC

Rarely available, most impressive duplex apartment | Gas central heating / double glazing | Priva...

Marketed from 24 Mar 2022 to 3 Jun 2022 (71 days) by Warners Solicitors, Edinburgh

 Floorplan



£195,000

2 bedroom apartment for sale

Muirhouse Crescent, Flat 9, Muirhouse, Edinburgh, EH4 4QF

[+ Add to report](#)

CURRENTLY ADVERTISED

UNDER OFFER

Open Plan Living Dining Kitchen | Two Double Bedrooms | En Suite Shower Room | Bathroom | Gas Cen...

Marketed from 22 Jun 2023 by Clyde Property, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom flat

Waterfront Park, Edinburgh EH5 1EZ

+ Add to report

NO LONGER ADVERTISED

Electric Hob | Electric Oven | Fridge Freezer | Shower | Smoke Detector | Washing machine | Carpe...

Marketed from 13 Mar 2023 to 13 Mar 2023 by Zone, Edinburgh



£1,500 pcm

2 bedroom flat

Muirhouse Crescent, Edinburgh, EH4

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1625795

Marketed from 21 Apr 2023 to 29 May 2023 (37 days) by OpenRent, London

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 Short Assured 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

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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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