

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodburn Loan, Dalkeith,
EH22 2ES

196469230

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodburn Loan, Dalkeith, EH22 2ES

Get instant cash flow of **£750.00** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a location that is ideal for families, tenants that have taken great care of the space and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.

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



Woodburn Loan, Dalkeith,
EH22 2ES

196469230



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

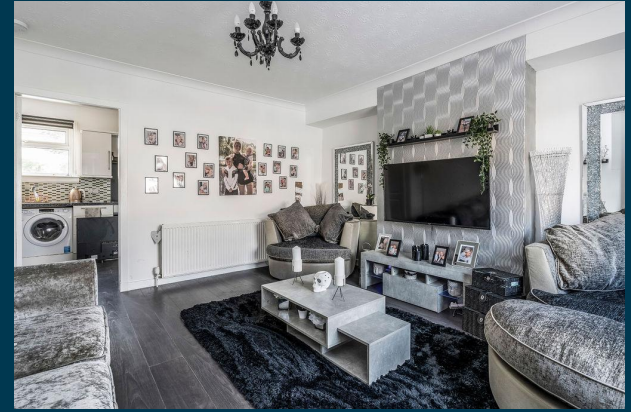
Modern Kitchen

Factor Fees: £0.00

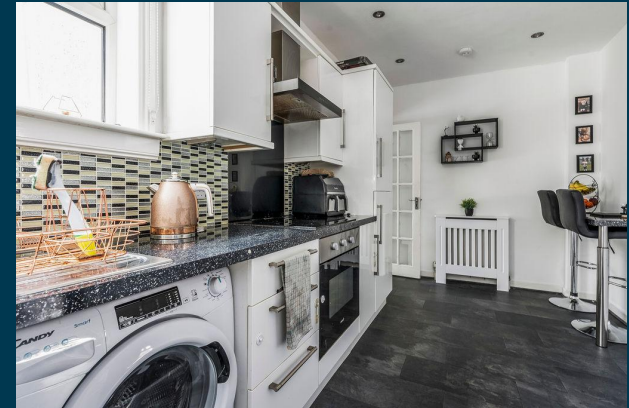
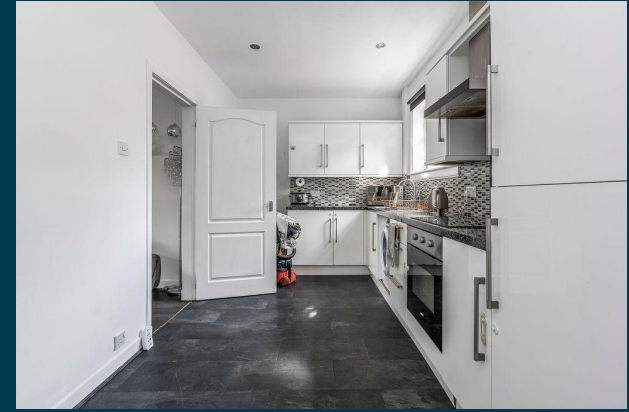
Current Rent: £750.00

Market Rent: £1,000

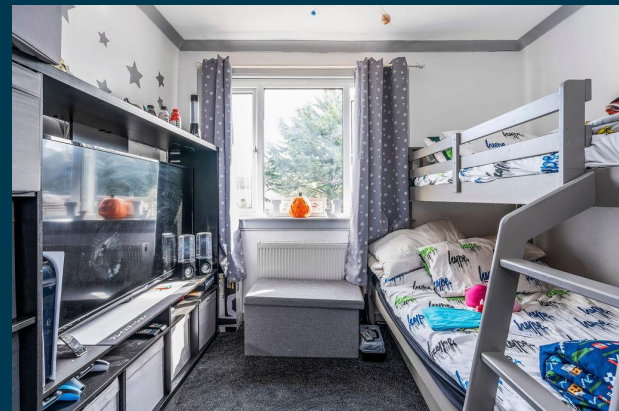
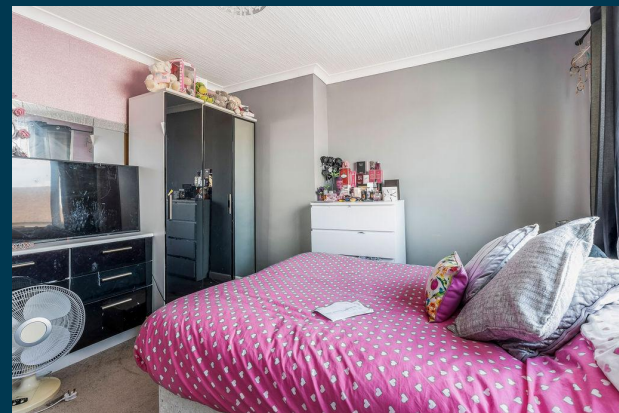
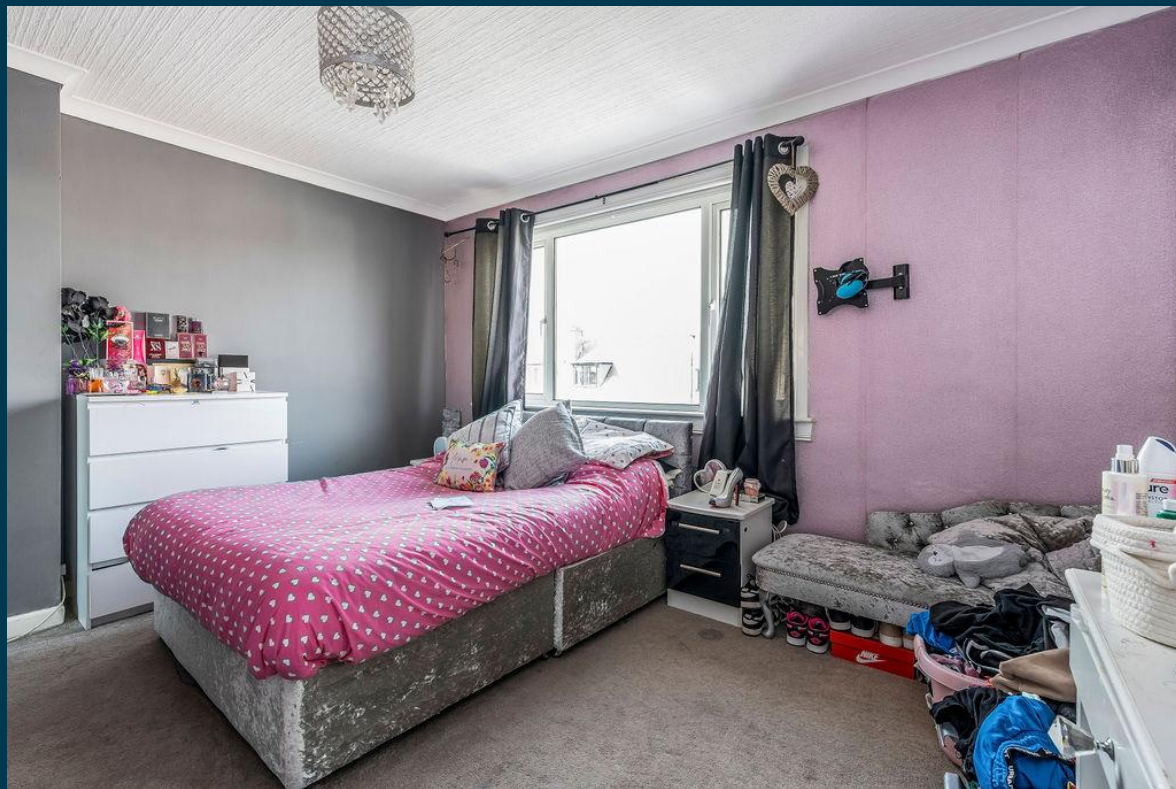
Lounge



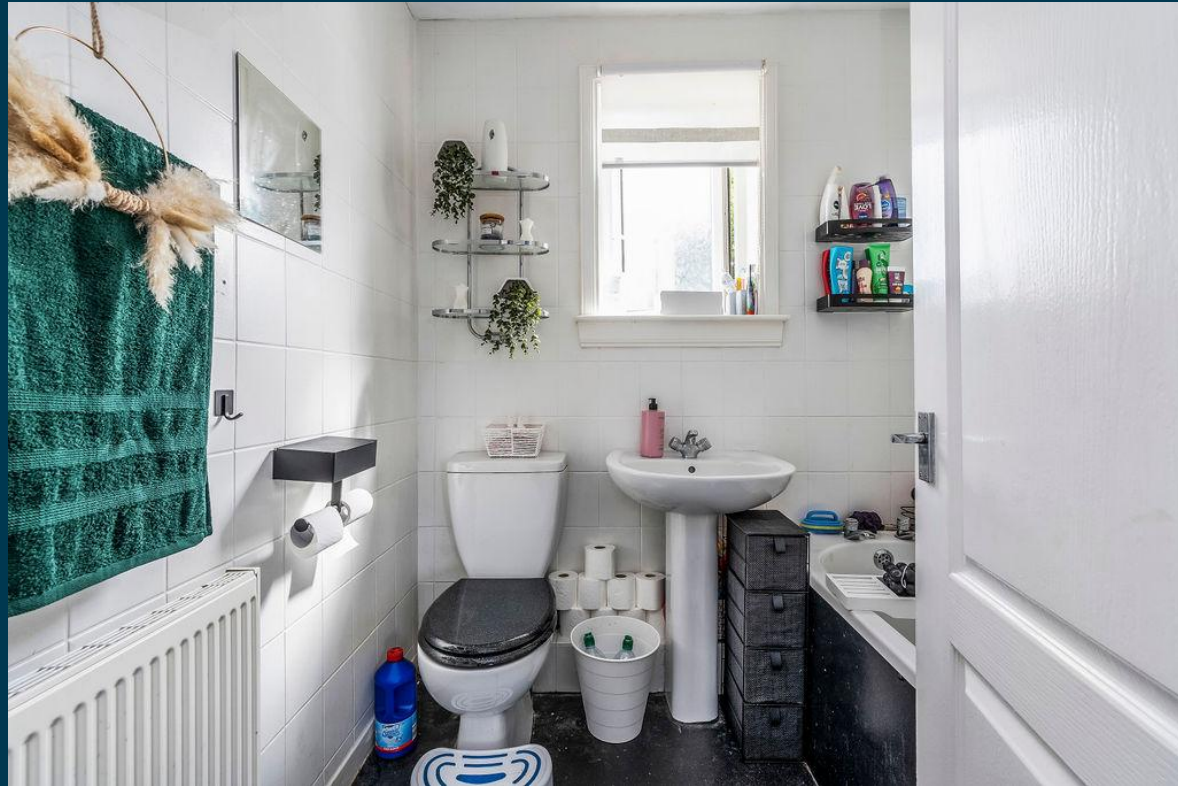
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
Legal Fees	£1,000.00
Total Investment	£55,250.00

Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£750.00	£1,000
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£636.88	£661.88
Monthly Net Income	£113.13	£338.13
Annual Net Income	£1,357.50	£4,057.50
Net Return	2.46%	7.34%

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 **£2,057.50**
Adjusted To

Net Return **3.72%**

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

Annual Net Income **£1,432.50**
Adjusted To

Net Return **2.59%**

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.



£180,000

3 bedroom end of terrace house for sale

+ Add to report

Woodburn Loan, Dalkeith, EH22

NO LONGER ADVERTISED

SOLD STC

Fantastic Extended End Of Terrace House | Three Bedroom | On 3 Floors | Wrap Around Garden + Driv...

SOLD PRICE HISTORY

10 Aug 2022

£215,000



£165,000

2 bedroom end of terrace house for sale

+ Add to report

51 Woodburn Loan, Dalkeith, EH22

NO LONGER ADVERTISED

SOLD STC

End Terraced Villa - Two Double Bedrooms | Large Corner Plot with Private Gardens | Enclosed Land...

SOLD PRICE HISTORY

20 Jun 2023

£175,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,010.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,010 pcm

2 bedroom end of terrace house

Hunt Close, Dalkeith, Edinburgh, EH22

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Deposit £500 - This two bedroom end of Terrace House set close to good local shops and transport ...

SOLD PRICE HISTORY



£950 pcm

2 bedroom semi-detached house

Easter Langside Avenue, Dalkeith, Midlothian, EH22

+ Add to report

NO LONGER ADVERTISED

LET AGREED






LRN: 371174/290/06131 | EPC: C | White Goods Only | AVAILABLE NOW

Marketed from 22 Dec 2022 to 25 Jan 2023 (33 days) by YOUR MOVE, Dalkeith

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: **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

Woodburn Loan, Dalkeith, EH22 2ES

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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