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## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Colonsay View, Edinburgh, EH5 1FH

196861331

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Colonsay View, Edinburgh, EH5 1FH

Get instant cash flow of £850.00 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 6.7% if the rent was increased to market rate.

With an Edinburgh City Centre location, a long term tenant currently situated that has taken good care of the space and a rewarding rental income, this would a reliable addition to an investors property portfolio.

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

#### **LE7PR@PERTY**





#### Colonsay View, Edinburgh, EH51FH

**Property Key Features** 2 Bedroom

1 Bathroom

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**Open Plan Lounge** 

**Three Piece Bathroom** 

Factor Fees: £0.00

Current Rent: £850.00

Market Rent: £1,000

## Lounge





## Kitchen





## Bedrooms





## Bathroom









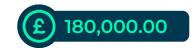






Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



| 25% Deposit         | £45,000.00 |
|---------------------|------------|
| Stamp Duty ADS @ 6% | £10,800.00 |
| Legal Fees          | £1,000.00  |
| Total Investment    | £56,800.00 |

## **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 £850.00 per calendar month but the potential market rent is



| Returns Based on Rental Income        | £850.00            | £1,000             |
|---------------------------------------|--------------------|--------------------|
| Mortgage Payments on £135,000.00 @ 5% | £562.50            |                    |
| Est. Building Cover (Insurance)       | £15.00             |                    |
| Approx. Factor Fees                   | £0.00              |                    |
| Letting Fees                          | £85.00             | £100.00            |
| Total Monthly Costs                   | £662.50            | £677.50            |
| Monthly Net Income                    | <b>£187.50</b>     | £322.50            |
| Annual Net Income                     | £2,250.00          | £3,870.00          |
| Net Return                            | <mark>3.96%</mark> | <mark>6.81%</mark> |



#### Return Stress Test Analysis Report





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

Annual Net Income **£1,870.00** Adjusted To

Net Return **3.29**%

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

Annual Net Income **£1,170.00** Adjusted To

Net Return

2.06%

### 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 £225,000.00.





2 bedroom duplex for sale

+ Add to report

+ Add to report

8/20 Colonsay View, Granton, Edinburgh, EH5 1FH NO LONGER ADVERTISED SOLD STC

Fabulous, light filled duplex apartment boasting two balconies and a high spec finish throughout,...

Marketed from 1 Dec 2018 to 23 Jan 2019 (53 days) by Warners Solicitors, Edinburgh

£195,000

### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as  $\pm 1,100.00$  based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

| 2 bedroom flat |  |
|----------------|--|
| Colonsay Close |  |

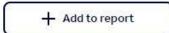
NO LONGER ADVERTISED

Long Term

Marketed from 3 Jul 2023 to 10 Jul 2023 (6 days) by Ben Property, Edinburgh



Marketed from 8 Mar 2023 to 1 May 2023 (54 days) by DJ Alexander, Edinburgh







£1,100 pcm

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

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.



Current term of tenancy: 3 years +



Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Colonsay View, Edinburgh, EH5 1FH

#### 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.

