

LET PROPERTY PACK

INVESTMENT INFORMATION

Leslie Place, EH4 1NF

198182820

 www.letproperty.co.uk





Property Description

Our latest listing is in Leslie Place, EH4 1NF

Get instant cash flow of **£800** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

The property has long term tenants currently situated that would like to remain in place and has an easily achievable market rental rate which allow for favourable rental returns.

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



Leslie Place, EH4 1NF

198182820



Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge

Three Piece Shower Room

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £800

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 200,000.00

25% Deposit	£50,000.00
Stamp Duty ADS @ 6%	£12,000.00
LBTT Charge	£1,100
Legal Fees	£1,000.00
Total Investment	£64,100.00

Projected Investment Return



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

£ 1,200

Returns Based on Rental Income	£800	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£80.00	£120.00
Total Monthly Costs	£720.00	£760.00
Monthly Net Income	£80.00	£440.00
Annual Net Income	£960.00	£5,280.00
Net Return	1.50%	8.24%

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 **£2,880.00**
Adjusted To

Net Return **4.49%**

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

Annual Net Income **£2,280.00**
Adjusted To

Net Return **3.56%**

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 £225,212.



£215,000

Floorplan

1 bedroom ground floor flat for sale

4a (BF2), Leslie Place, Stockbridge, Edinburgh, EH4 1NQ

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Sought-after location within the heart of Stockbridge | Direct access out to communal patio and g...

MARKETED FROM:

30 May 2022 to 15 Jul 2022 (46 days) by Coulters, Edinburgh



£215,000

Floorplan

1 bedroom flat for sale

57/8 Raeburn Place, Edinburgh, EH4 1HX

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Bright sitting/dining room | Kitchen | Spacious double bedroom with built-in wardrobes | En-suite...

MARKETED FROM:

2 Jul 2021 to 2 Sep 2021 (62 days) by Simpson & Marwick, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

1 bedroom flat

Malta Green, Stockbridge, Edinburgh

+ Add to report

NO LONGER ADVERTISED

Fridge Freezer | Secure Entry Phone | Shower | Views | Double glazed windows | Heating: Gas Central

SOLD PRICE HISTORY



£1,350 pcm

1 bedroom flat

Saxe Coburg Street Edinburgh, Stockbridge, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED






Shower | Washing machine | Fridge Freezer

Marketed from 28 Oct 2022 to 28 Oct 2022 by Ballantynes, 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: **2 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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