

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Leslie Place, EH4 1NF

198182820











## **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



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

19818282C

# Lounge









## Kitchen







# Bedrooms

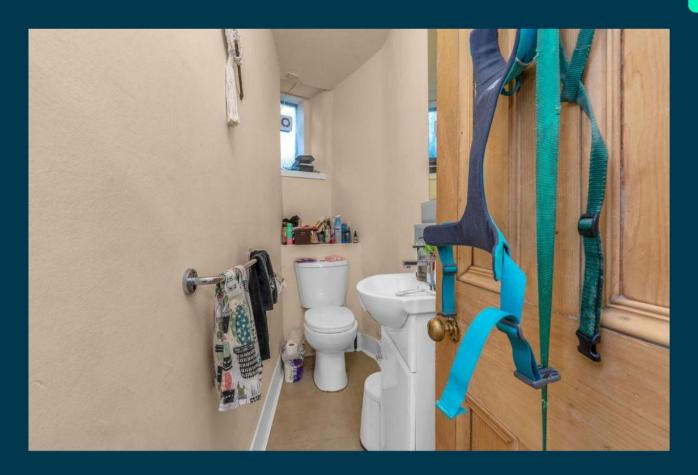






# **Bathroom**





# **Exterior**









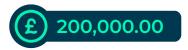
## **Initial Outlay**





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**



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**





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 £800 per calendar month but the potential market rent is

**Net Return** 

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

1.50%

8.24%

## 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

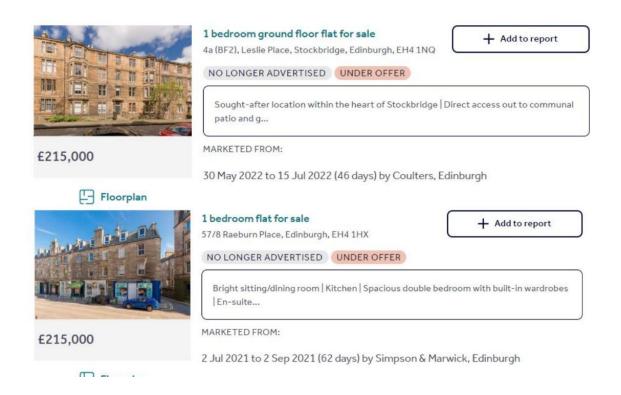
**Net Return** 

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.



## **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 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

£1,350 pcm

SOLD PRICE HISTORY



£1,350 pcm

#### 1 bedroom flat

Saxe Coburg Street Edinburgh, Stockbridge, Edinburgh, EH3

NO LONGER ADVERTISED

Shower | Washing machine | Fridge Freezer

Marketed from 28 Oct 2022 to 28 Oct 2022 by Ballantynes, Edinburgh

+ Add to report

#### **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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



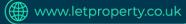
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Leslie Place, EH4 1NF



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.