

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Sloan Street, Leith, Edinburgh, EH6 8PN

198183415

(www.letproperty.co.uk





Property Description

Our latest listing is in Sloan Street, Leith, Edinburgh, EH6 8PN

Get instant cash flow of £625 per calendar month with a 4.2% Gross Yield for investors.

This property has a potential to rent for $\pm 1,000$ 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, and a tenant currently situated, this is a fantastic opportunity for an investor to acquire a reliable long term investment.

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

LETPR®PERTY





Sloan Street, Leith, Edinburgh, EH6 8PN

198183415

1 Bedroom 1 Bathroom Good Condition Three Piece Bathroom

Ø

Property Key Features

Factor Fees: £0.00

Current Rent: £625

Market Rent: £1,000







Kitchen





Bedrooms





Bathroom





Exterior



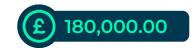






Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

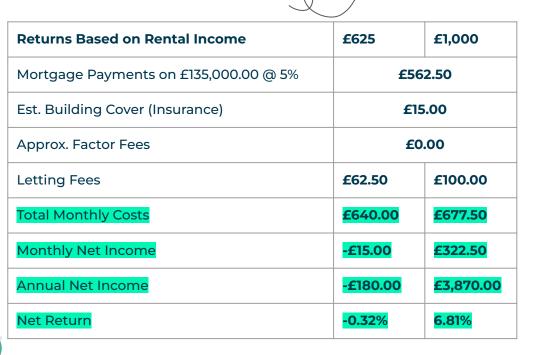


25% Deposit	£45,000.00
Stamp Duty ADS @ 6%	£10,800.00
Legal Fees	£1,000.00
Total Investment	£56,800.00

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 £625 per calendar month but the potential market rent is





.000

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 £169,397.00.



£150,000

1 bedroom flat for sale

27 (1F3), Sloan Street, Leith, Edinburgh, EH6 8PN

NO LONGER ADVERTISED SOLD STC

Key features

Light and spacious traditional first-floor flat superbly positioned for both the Leith Walk and Easter Road amenities, as well as within walking ...

Marketed from 7 Sep 2020 to 1 Dec 2020 (85 days) by Warners Solicitors, Edinburgh



£130,000

1 bedroom flat for sale

Sloan Street, Edinburgh, EH6

NO LONGER ADVERTISED SOLD STC

Key features

Ground Floor Flat | One Double Bedroom | Gas Central Heating | Fantastic First Time Buyer/Buy-To-Let Investment | One Reception | One Bathroom ...

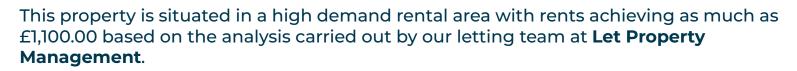
Marketed from 7 Nov 2019 to 23 Jan 2020 (77 days) by Purplebricks, covering Scotland



+ Add to report



Rent Comparables Report





£1,100 pcm

1 bedroom flat

Dalmeny Street, Edinburgh, EH6

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1162131

Marketed from 27 Oct 2023 to 30 Oct 2023 (2 days) by OpenRent, London



£1,100 pcm

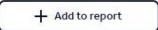
1 bedroom flat

2468L - St Clair Place, Edinburgh, EH6 8JZ

NO LONGER ADVERTISED

Communal Garden | Street Parking | Double Glazing | Gas Heating | Secure Entry | White Goods | Bo...

Marketed from 15 Sep 2023 to 29 Sep 2023 (14 days) by SouthSide Property Management, Edinburgh







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



Stand

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: 4 years +

Payment history: On time for length of tenancy





www.letproperty.co.uk

Sloan Street, Leith, Edinburgh, EH6 8PN

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.

