

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sloan Street, Leith,  
Edinburgh, EH6 8PN

198183415

 [www.letproperty.co.uk](http://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 **£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...



Sloan Street, Leith,  
Edinburgh, EH6 8PN

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £625**

**Market Rent: £1,000**

# Lounge



# 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

£ 180,000.00

|                     |            |
|---------------------|------------|
| 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



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 1,000



| Returns Based on Rental Income        | £625            | £1,000           |
|---------------------------------------|-----------------|------------------|
| Mortgage Payments on £135,000.00 @ 5% | £562.50         |                  |
| Est. Building Cover (Insurance)       | £15.00          |                  |
| Approx. Factor Fees                   | £0.00           |                  |
| Letting Fees                          | £62.50          | £100.00          |
| <b>Total Monthly Costs</b>            | <b>£640.00</b>  | <b>£677.50</b>   |
| <b>Monthly Net Income</b>             | <b>-£15.00</b>  | <b>£322.50</b>   |
| <b>Annual Net Income</b>              | <b>-£180.00</b> | <b>£3,870.00</b> |
| <b>Net Return</b>                     | <b>-0.32%</b>   | <b>6.81%</b>     |

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      **£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

+ Add to report

**£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



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



£1,100 pcm

## 1 bedroom flat

Dalmeny Street, Edinburgh, EH6

+ Add to report

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

+ Add to report

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

# 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: **4 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](http://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.



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