

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Murdoch Terrace  
Edinburgh, EH11

196618246

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Murdoch Terrace Edinburgh, EH11

Get instant cash flow of **£669** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Murdoch Terrace  
Edinburgh, EH11

196618246



## Property Key Features

**1 bedroom**

**1 bathroom**

**Double Glazed Windows**

**Good Condition**

**Factor Fees: £0.00**

**Current Rent: £669**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £160,000 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£50,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £669 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£669	£1,000
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£66.90	£100.00
<b>Total Monthly Costs</b>	<b>£581.90</b>	<b>£615.00</b>
<b>Monthly Net Income</b>	<b>£87.10</b>	<b>£385.00</b>
<b>Annual Net Income</b>	<b>£1,045.20</b>	<b>£4,620.00</b>
<b>Net Return</b>	<b>2.07%</b>	<b>9.13%</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      **£2,620.00**  
Adjusted To

Net Return                      **5.18%**

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

Annual Net Income      **£2,220.00**  
Adjusted To

Net Return                      **4.39%**

# 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 £210,500.



Floorplan

£165,000

## 2 bedroom flat for sale

Murdoch Terrace, Edinburgh,  
Midlothian, EH11 1AY

+ Add to report

NO LONGER ADVERTISED

UNDER OFFER

DEVELOPMENT OPPORTUNITY | SPACIOUS  
ACCOMMODATION | GREAT LOCATION | GOOD TRANSPORT

### SOLD PRICE HISTORY

5 Oct 2020

£210,500



Floorplan

£179,999

## 1 bedroom ground floor flat for sale

33B Gibson Terrace, Edinburgh, EH11  
1AS

+ Add to report

NO LONGER ADVERTISED

SOLD STC

This main door one bedroom ground floor flat is located quietly  
to the rear of a traditional tene...

### SOLD PRICE HISTORY

15 Nov 2022

£172,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 1 bedroom apartment

Mertoun Place, Edinburgh, Midlothian

+ Add to report

NO LONGER ADVERTISED LET AGREED

A beautifully presented, spacious and bright, one-bedroom flat in the popular area of Polwarth. T...

Marketed from 22 Jun 2023 to 13 Jul 2023 (20 days) by Rettie & Co, Edinburgh



£1,500 pcm

## 1 bedroom flat

Randolph Crescent, New Town, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED LET AGREED






Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 7 Mar 2022 to 31 Mar 2022 (23 days) by Tay Letting, 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: **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](http://www.letproperty.co.uk)

Murdoch Terrace Edinburgh, EH11

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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