

LET PROPERTY PACK

INVESTMENT INFORMATION

Murdoch Terrace Edinburgh, EH11

196618246











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



1 bedroom

1 bathroom

Double Glazed Windows

Good Condition

Factor Fees: £0.00

Current Rent: £669

Market Rent: £1,000

196618246

Lounge









Kitchen









Bedrooms









Bathroom





Exterior







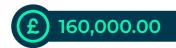
Initial Outlay





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



25% Deposit **£40,000.00**

Stamp Duty ADS @ 6% **£9,600.00**

Legal Fees £1,000.00

Total Investment £50,600.00

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 £669 per calendar month but the potential market rent is

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
Total Monthly Costs	£581.90	£615.00
Monthly Net Income	£87.10	£385.00
Annual Net Income	£1,045.20	£4,620.00
Net Return	2.07%	9.13%

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

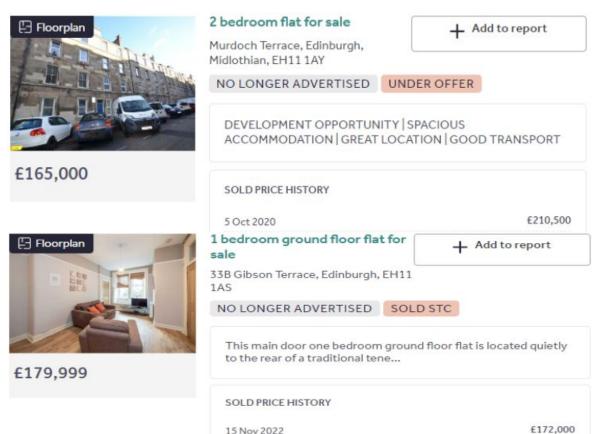
Net Return

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.



Rent Comparables Report



+ Add to report

Add to 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 bedroom apartment

Mertoun Place, Edinburgh, Midlothian

NO LONGER ADVERTISED LET AGREED

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

£1,500 pcm

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



1 bedroom flat

Randolph Crescent, New Town, Edinburgh, EH3

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

£1,500 pcm

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 Short Assured 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**

Murdoch Terrace Edinburgh, EH11



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.