

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterfront Park
Edinburgh, EH5

199094743

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterfront Park
Edinburgh, EH5

Get instant cash flow of **£850** per calendar
month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000**
which would provide the investor a Gross Yield
of **7.7%** 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...**



Waterfront Park
Edinburgh, EH5

199094743



Property Key Features

1 bedroom

1 bathroom

Balcony

Easy Access to Local Amenities

Factor Fees: £50.00

Ground Rent: £0.00

Lease Length:

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000 and borrowing of £116,250.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
Legal Fees	£1,000.00
Total Investment	£49,050.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £116,250.00 @ 4%	£387.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£0.00	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£537.50	£552.50
Monthly Net Income	£312.50	£447.50
Annual Net Income	£3,750.00	£5,370.00
Net Return	7.65%	10.95%

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 **£3,370.00**
Adjusted To

Net Return **6.87%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£3,045.00**
Adjusted To

Net Return **6.21%**

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 £169,000.



£150,000



1 bedroom flat for sale

Waterfront Park, Edinburgh

+ Add to report

NO LONGER ADVERTISED SOLD STC

Lounge with Open Plan Kitchen | Relaxing Double Bedroom | Modern Newly Fitted Shower Room | Doubl...

SOLD PRICE HISTORY	
1 Aug 2022	£169,000

Marketed from 25 May 2022 to 28 Jul 2022 (63 days) by Yopa, Scotland



£150,000

1 bedroom flat for sale

18/11 Colonsay Close, Edinburgh, EH5 1BF

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

This bright, generously proportioned top/third floor flat forms part of an established modern dev...

Marketed from 20 Oct 2022 to 20 Mar 2023 (151 days) by Neilsons Solicitors and Estate Agents, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom flat

Kimmerghame Place, Fettes, Edinburgh, EH4

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Double glazing | Shower | Washing machine | Tumble dryer | Dishwasher | Fridge Freezer

Marketed from 3 Jul 2023 to 13 Jul 2023 (10 days) by Clan Gordon, Edinburgh



£1,150 pcm

1 bedroom flat

38, Kimmerghame Place, Edinburgh, EH4 2GE

+ Add to report

NO LONGER ADVERTISED






Extremely well presented, unfurnished, main door apartment in exclusive Varsity development, behi...

Marketed from 14 Mar 2023 to 17 Mar 2023 (3 days) by Zone, 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: **0-2 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

Waterfront Park Edinburgh, EH5

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.



LETPROPERTY