

LET PROPERTY PACK

INVESTMENT INFORMATION

Eagles View Livingston,
EH54 8AE

199994306

 www.letproperty.co.uk





Property Description

Our latest listing is in Eagles View Livingston, EH54 8AE

Get instant cash flow of **£925** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Eagles View Livingston,
EH54 8AE

199994306



Property Key Features

3 bedroom

2 bathroom

Close proximity to valuable amenities

Great Condition

Factor Fees: £70.00

Current Rent: £925

Market Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000 and borrowing of £157,500.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 210,000.00

25% Deposit	£52,500.00
Stamp Duty ADS @ 6%	£12,600.00
Legal Fees	£1,000.00
Total Investment	£66,100.00

Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 1,250



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.



Returns Based on Rental Income	£925	£1,250
Mortgage Payments on £157,500.00 @ 4%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Letting Fees	£92.50	£125.00
Total Monthly Costs	£702.50	£735.00
Monthly Net Income	£222.50	£515.00
Annual Net Income	£2,670.00	£6,180.00
Net Return	4.04%	9.35%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,680.00**
Adjusted To

Net Return **5.57%**

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

Annual Net Income **£3,030.00**
Adjusted To

Net Return **4.58%**

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 £214,000.



£214,000

3 bedroom flat for sale

Eagles View, Deerpark, Livingston EH54 8AJ

NO LONGER ADVERTISED **SOLD STC**

Highly Desirable Location | Bright Lounge/Dining Room | Modern Open Plan Kitchen | 3 Great Sized ...

Marketed from 18 Jul 2022 to 26 Oct 2022 (100 days) by Remax Property, West Lothian

+ Add to report



£199,000

3 bedroom flat for sale

Eagles View, Livingston, West Lothian, EH54

NO LONGER ADVERTISED **SOLD STC**

Stylish Apartment in sought after location | Open -plan sitting room/kitchen | 3 Bedrooms | EPC =...

Marketed from 3 Nov 2021 to 16 Feb 2022 (105 days) by Your Move, Livingston

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

3 bedroom flat

Cramondvale, Corstorphine, Edinburgh, EH4

+ Add to report

NO LONGER ADVERTISED

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

Marketed from 19 Sep 2023 to 21 Sep 2023 (1 days) by Ballantynes, Edinburgh



£1,400 pcm

3 bedroom flat

Pinegrove Gardens, Barnton, Edinburgh, EH4

+ Add to report

NO LONGER ADVERTISED






Built in wardrobes | Storage Cupboards | Double glazing | Shower | Washing machine | Dishwasher |...

Marketed from 28 Nov 2022 to 12 Dec 2022 (14 days) by Easylet (Scotland) Limited, 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 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

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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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