

LET PROPERTY PACK

INVESTMENT INFORMATION

Young Avenue, Tranent,
EH33 2DF

199145578

 www.letproperty.co.uk





Property Description

Our latest listing is in Young Avenue, Tranent, EH33 2DF

Get instant cash flow of **£746** per calendar month with a **5.6%** Gross Yield for investors.

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

With a location that is ideal for families, and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.

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



Young Avenue, Tranent,
EH33 2DF

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

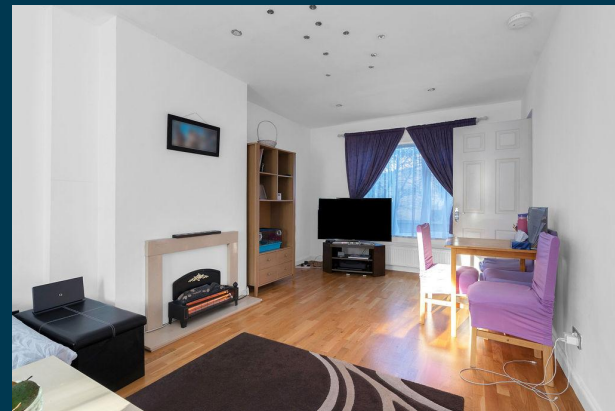
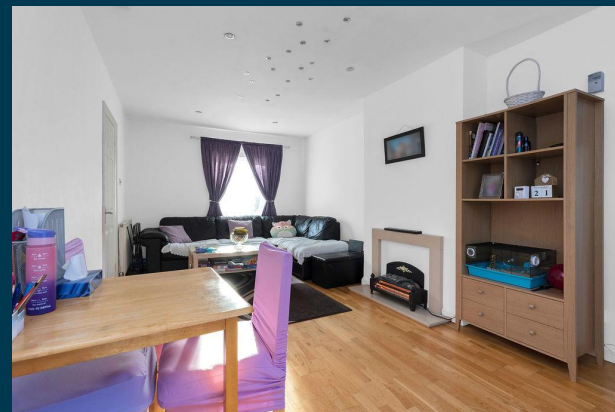
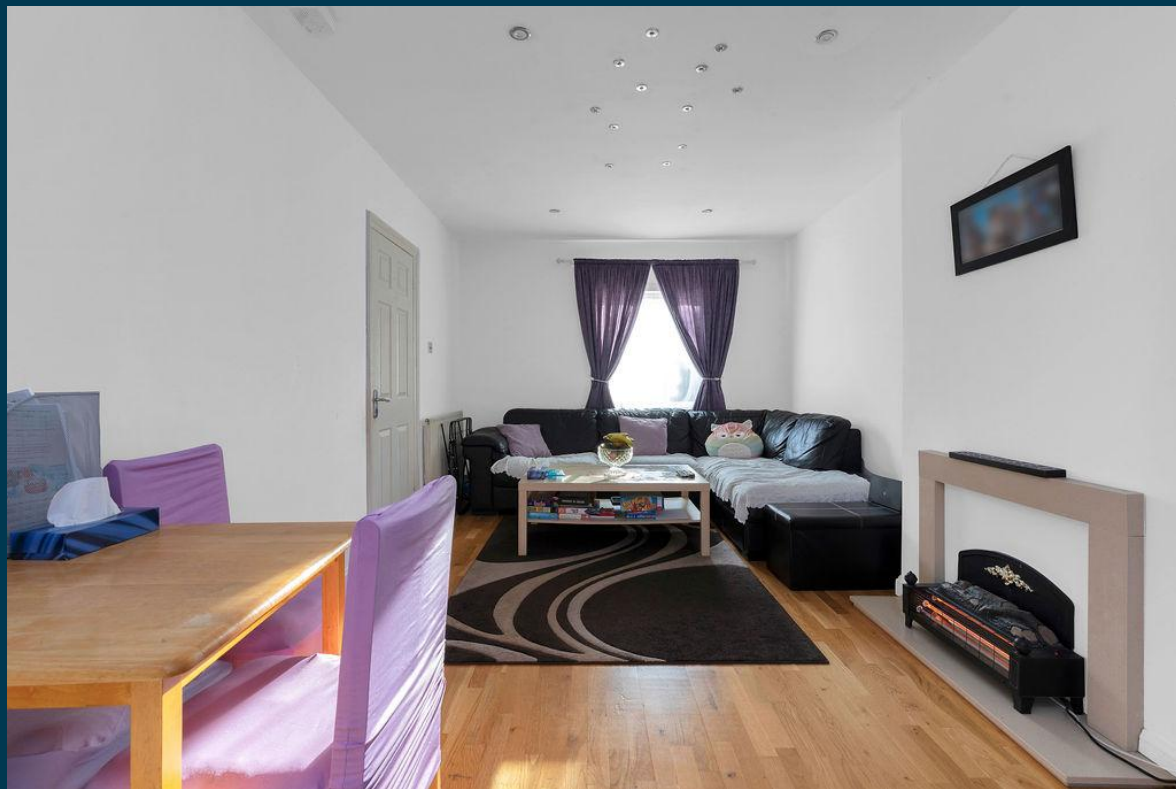
Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £746

Market Rent: £1,000

Lounge



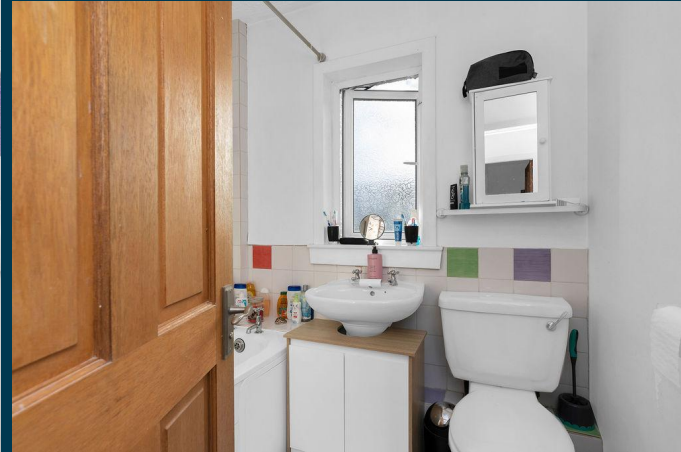
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] 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
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £746 per calendar month but the potential market rent is

£ 1,000



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	£746	£1,000
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£74.60	£100.00
Total Monthly Costs	£589.60	£615.00
Monthly Net Income	£156.40	£385.00
Annual Net Income	£1,876.80	£4,620.00
Net Return	3.71%	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 £2.00% (from 5% to £7.00%)

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 £303,000.



£260,000



Floorplan

3 bedroom detached house for sale

33 Sandee, Tranent, EH33 2DT

+ Add to report

NO LONGER ADVERTISED SOLD STC

Bright living room | Modern kitchen/dining room | Conservatory | Master bedroom with en suite | T...

Marketed from 24 Mar 2022 to 25 Jul 2022 (123 days) by Warners Solicitors, Edinburgh



£250,000



Floorplan

3 bedroom semi-detached house for sale

Carlaverock Crescent, Tranent, East Lothian

+ Add to report

NO LONGER ADVERTISED SOLD STC

MQ Estate Agents are delighted to present to the market this fantastic and spacious family home i...

SOLD PRICE HISTORY

5 Jan 2023	£260,000
10 Dec 2012	£152,500
28 Aug 2007	£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom end of terrace house

Carlawerock Court, Tranent, EH33

+ Add to report

NO LONGER ADVERTISED

Recently upgraded and nicely presented unfurnished 2 bed end terraced house with private gardens ...

SOLD PRICE HISTORY



£1,000 pcm

2 bedroom semi-detached house

Muirpark Road, Tranent, East Lothian, EH33

+ Add to report

NO LONGER ADVERTISED LET AGREED






Large Private Rear Garden | Shed To The Garden | Free on street parking | Freshly Decorated Throu...

SOLD PRICE HISTORY

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: **5 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

Young Avenue, Tranent, EH33 2DF

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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