

LET PROPERTY PACK

INVESTMENT INFORMATION

Seggarsdean Park, Haddington EH41 4NB

197574341











Property Description

Our latest listing is in Seggarsdean Park, Haddington EH41 4NB

Get instant cash flow of £800 per calendar month with a 5.9% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 6.9% 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...









2 bedroom

1 bathroom

Three Piece Bathroom

Garden Grounds

Factor Fees: £0.00

Current Rent: £800

Market Rent: £1,000

Seggarsdean Park, Haddington EH41 4NB

Lounge







Kitchen







Bedrooms









Bathroom







Exterior









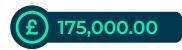
Initial Outlay





Figures based on assumed purchase price of £175,000 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£43,750.00**

SDLT Charge £5,250.00

Legal Fees £1,000.00

Total Investment £50,000.00

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 £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £131,250.00 @ 4%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£641.88	£661.88
Monthly Net Income	£158.13	£338.13
Annual Net Income	£1,897.50	£4,057.50
Net Return	3.80%	8.12%

Return Stress Test Analysis Report





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

Annual Net Income

£2,057.50

Adjusted To

Net Return

4.12%

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

Annual Net Income

£1,432.50

Adjusted To

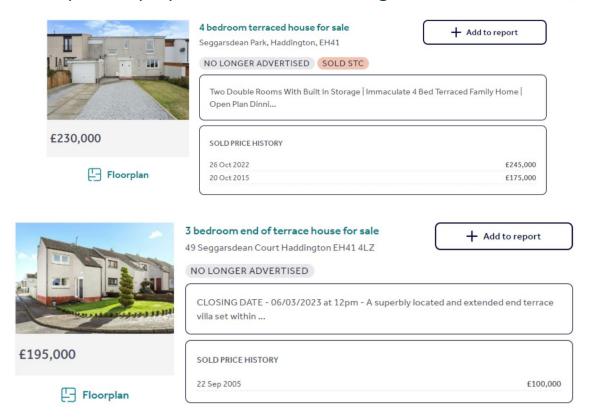
Net Return

2.87%

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 £230,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.





Marketed from 30 Aug 2023 to 5 Sep 2023 (5 days) by DJ Alexander, 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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



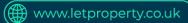
Fully compliant tenancy: Yes

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

Seggarsdean Park, Haddington EH41 4NB



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.