

LET PROPERTY PACK

INVESTMENT INFORMATION

Gibson Terrace Edinburgh, EHII 1AT

199051812











Property Description

Our latest listing is in Gibson Terrace Edinburgh, EH11 1AT

Get instant cash flow of £465 per calendar month with a 3.5% 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 allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Gibson Terrace Edinburgh, EH11 1AT



1 bedroom

1 bathroom

Well kept flat

Close proximity to valuable amenities

Factor Fees: £45.00

Current Rent: £465

Market Rent: £1,000

199051812

Lounge







Kitchen







Bedrooms







Bathroom







Exterior









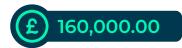
Initial Outlay





Figures based on assumed purchase price of £160,000 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 4% 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



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.

The monthly rent of this property is currently set at £465 per calendar month but the potential market rent is

Returns Based on Rental Income	£465	£1,000
Mortgage Payments on £120,000.00 @ 4%	£400.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£45.00	
Letting Fees	£46.50	£100.00
Total Monthly Costs	£506.50	£560.00
Monthly Net Income	-£41.50	£440.00
Annual Net Income	-£498.00	£5,280.00
Net Return	-0.98%	10.43%

Return Stress Test Analysis Report





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

Annual Net Income

£3,280.00

Adjusted To

Net Return

6.48%

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

Annual Net Income

£2,880.00

Adjusted To

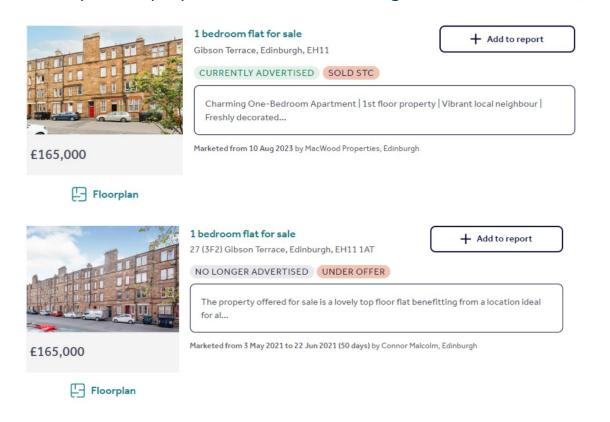
Net Return

5.69%

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 £165,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property**Management.



£2,200 pcm

1 bedroom apartment

Moda, The McEwan, Fountainbridge, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED

24 hr concierge, maintenance and CCTV \mid No deposits or Hidden Fees \mid Family Friendly \mid Spaces to ...

Marketed from 31 Oct 2023 to 20 Dec 2023 (49 days) by Moda, The McEwan



£1,900 pcm

1 bedroom apartment

Moda, The McEwan, Fountainbridge, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED

24 hr concierge, maintenance & CCTV | No deposits or Hidden Fees | Spaces to work - Co-working sp...

Marketed from 24 Mar 2023 to 28 Mar 2023 (3 days) by Moda, The McEwan

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



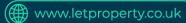
Fully compliant tenancy: Yes

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

Gibson Terrace Edinburgh, EH11 1AT



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.