

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leith Walk EDINBURGH  
EH6 5EQ

201744295

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Leith Walk EDINBURGH EH6 5EQ

Get instant cash flow of **£950** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.3%** 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 reward**

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



Leith Walk EDINBURGH  
EH6 5EQ

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Double glazed window**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £950**

**Market Rent: £1,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 230,000.00

25% Deposit	<b>£57,500.00</b>
Stamp Duty ADS @ 6%	<b>£13,800.00</b>
LBTT Charge	<b>£1,700</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£74,000.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £172,500.00 @ 5%	<b>£718.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£95.00</b>	<b>£120.00</b>
<b>Total Monthly Costs</b>	<b>£828.75</b>	<b>£853.75</b>
<b>Monthly Net Income</b>	<b>£121.25</b>	<b>£346.25</b>
<b>Annual Net Income</b>	<b>£1,455.00</b>	<b>£4,155.00</b>
<b>Net Return</b>	<b>1.97%</b>	<b>5.61%</b>

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      **£1,755.00**  
Adjusted To

Net Return                      **2.37%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£705.00**  
Adjusted To

Net Return                      **0.95%**

# 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 £305,275.



£295,000

 Floorplan

## 2 bedroom ground floor flat for sale

44 Cambridge Avenue, Leith, Edinburgh, EH6 5AP

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Twin window living room with wood burner | Two double sized bedrooms | Beautifully fitted dining ...

### SOLD PRICE HISTORY

19 Aug 2022	£363,363
2 Mar 2009	£140,000

Marketed from 30 May 2022 to 18 Sep 2022 (111 days) by Warners Solicitors, Edinburgh



£265,000

 Floorplan

## 2 bedroom flat for sale

6/6 Balfour Place, Leith, Edinburgh, EH6 5DW

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Spacious accommodation in a city centre location | Double-glazed sash and case window | Gas centr...

Marketed from 5 Jun 2023 to 15 Aug 2023 (71 days) by Warners Solicitors, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

## 2 bedroom flat

Maritime Street, Leith, Edinburgh, EH6

+ Add to report

NO LONGER ADVERTISED

Open plan kitchen, living, dining space | Lift Access | Large rooms | First floor | Fridge Freezer

Marketed from 8 Jan 2024 to 23 Jan 2024 (14 days) by Gilson Gray LLP, Edinburgh



£1,600 pcm

## 2 bedroom flat

Summerbank, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED LET AGREED






Two double bedrooms | One bathroom | One reception room | Flat | Upper floor without lift | Furni...

Marketed from 7 Aug 2023 to 9 Sep 2023 (33 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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](http://www.letproperty.co.uk)

Leith Walk EDINBURGH EH6 5EQ

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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