

LET PROPERTY PACK

INVESTMENT INFORMATION

Eye Place Edinburgh, EH3

200347902

 www.letproperty.co.uk





Property Description

Our latest listing is in Eyre Place Edinburgh, EH3

Get instant cash flow of **£2,500** per calendar month with a **7.1%** Gross Yield for investors.

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 rewarding addition to an investors portfolio.

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



Eyre Place Edinburgh,
EH3

200347902



Property Key Features

4 bedrooms

2 bathrooms

Double glazed window

Garden ground

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £2,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price £425,000 of and borrowing of £318,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 425,000.00

25% Deposit	£106,250.00
Stamp Duty ADS @ 6%	£25,500.00
LBTT Charge	£15,850
Legal Fees	£1,000.00
Total Investment	£148,600.00

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 per calendar month at

£2,500

Returns Based on Rental Income	£2,500
Mortgage Payments on £318,750.00 @ 5%	£1,328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£250.00
Total Monthly Costs	£1,593.13
Monthly Net Income	£906.88
Annual Net Income	£10,882.50
Net Return	7.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,482.50**
Adjusted To

Net Return **1.00%**

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

Annual Net Income **-£892.50**
Adjusted To

Net Return **-0.60%**

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 £360,000.



£335,000



Floorplan

2 bedroom apartment for sale

Eyre Place, Edinburgh, Midlothian

+ Add to report

NO LONGER ADVERTISED SOLD STC

****Virtual Tour Available**** Beautifully presented, light and spacious two bedroom apartment occupy...

Marketed from 11 Aug 2022 to 6 Dec 2022 (116 days) by Rettie & Co, Edinburgh



£375,000



Floorplan

2 bedroom flat for sale

64 Eyre Place, New Town, Edinburgh, EH3 5EJ

+ Add to report

NO LONGER ADVERTISED

Stylish Main Door Ground Floor Flat | Sitting Room | Kitchen/Dining Room | 2 Double Bedrooms | La...

SOLD PRICE HISTORY

15 Feb 2019	£336,000
23 May 2011	£245,000
11 Jun 2003	£198,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,900 based on the analysis carried out by our letting team at **Let Property Management**.



£2,900 pcm

4 bedroom apartment

Leopold Place, New Town, Edinburgh, EH7

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Gas Hob | Electric Oven | Electric Heating | Fridge Freezer | Washing Machine | HMO Compliant | N...

Marketed from 2 Jun 2022 to 5 Aug 2022 (64 days) by DJ Alexander, Edinburgh



£2,800 pcm

4 bedroom apartment

London Street, Edinburgh

+ Add to report

CURRENTLY ADVERTISED






This Property does not have an HMO licence. This spectacular Georgian second floor flat has been ...

Marketed from 3 Nov 2023 by Rettie, 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: **4 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

Eyre Place Edinburgh, EH3

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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