

LET PROPERTY PACK

INVESTMENT INFORMATION

Easter Road Edinburgh,
EH6

199787604

 www.letproperty.co.uk





Property Description

Our latest listing is in Easter Road Edinburgh, EH6

Get instant cash flow of **£688** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.0%** 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 rewarding addition to an investors portfolio.

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



Easter Road Edinburgh,
EH6

199787604



Property Key Features

1 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: £688

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

Projected Investment Return



The monthly rent of this property is currently set at £688 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£688	£1,000
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£68.80	£100.00
Total Monthly Costs	£458.80	£490.00
Monthly Net Income	£229.20	£510.00
Annual Net Income	£2,750.40	£6,120.00
Net Return	7.20%	16.02%

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 **£4,120.00**
Adjusted To

Net Return **10.79%**

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

Annual Net Income **£4,320.00**
Adjusted To

Net Return **11.31%**

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 £120,000.



£115,000



Floorplan

1 bedroom flat for sale

14/7 Crown Street, Leith, Edinburgh, EH6 8LU

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ideal first time buy or investment property | Easy reach of city centre | Close to Leith Links | ...

SOLD PRICE HISTORY

29 Jun 2022	£120,000
12 Aug 2003	£53,000



£110,000



Floorplan

1 bedroom retirement property for sale

Flat 20, Homescott House, 6 Goldenacre Terrace, Inverleith, Edinburgh, EH3 5RE

+ Add to report

NO LONGER ADVERTISED SOLD STC

Twin window living/dining room | Fitted kitchen | Double bedroom with built-in wardrobe | Bathroo...

SOLD PRICE HISTORY

13 Sep 2016	£90,500
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

1 bedroom flat

Eton Terrace, West End, Edinburgh, EH4

+ Add to report

CURRENTLY ADVERTISED

Shower | Washing machine | Fridge Freezer

Marketed from 14 Mar 2024 by Gilson Gray LLP, Edinburgh



£1,450 pcm

1 bedroom flat

Lothian Road, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1958097

Marketed from 18 Jan 2024 to 13 Mar 2024 (54 days) by OpenRent, London

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: **3 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.



www.letproperty.co.uk

Easter Road Edinburgh, EH6

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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