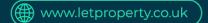


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Coillesdene Grove, Edinburgh EH15 2JE, UK

202130479











## **Property Description**

Our latest listing is in Coillesdene Grove, Edinburgh EH15 2JE, UK

Get instant cash flow of £600 per calendar month with a 3.8% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.3% 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...







Coillesdene Grove, Edinburgh EH15 2JE, UK



2 bedrooms

1 bathroom

**Great Condition** 

Easy access to local amenities

Factor Fees: £0.00

**Ground Rent: N/A** 

Lease Length: N/A

**Current Rent: £600** 

Market Rent: £1,150

202130479

# Lounge









# Kitchen









# **Bedrooms**









# Bathroom





## **Exterior**









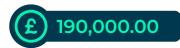
## **Initial Outlay**





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£47,500.00** 

Stamp Duty ADS @ 6% **£11,400.00** 

LBTT Charge £900

Legal Fees £1,000.00

Total Investment £60,800.00

## **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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£60.00	£115.00
Total Monthly Costs	£668.75	£723.75
Monthly Net Income	-£68.75	£426.25
Annual Net Income	-£825.00	£5,115.00
Net Return	-1.36%	8.41%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,815.00

Adjusted To

**Net Return** 

4.63%

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

Annual Net Income

£2,265.00

Adjusted To

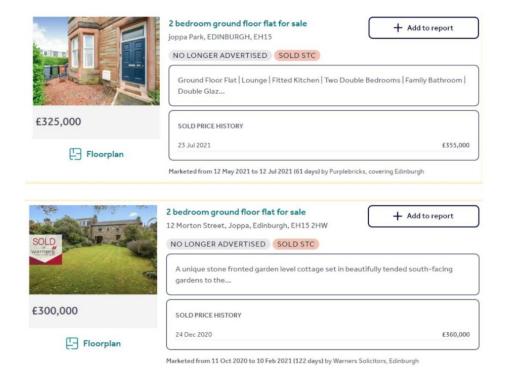
Net Return

3.73%

## 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 £325,000.



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,445 based on the analysis carried out by our letting team at **Let Property**Management.



£1,445 pcm

#### 2 bedroom flat

Milton Road East, Joppa, Edinburgh, EH15

NO LONGER ADVERTISED LET AGREED

Double glazing | Washing machine | Fridge Freezer

Marketed from 15 Jan 2024 to 19 Mar 2024 (64 days) by Umega Lettings, Edinburgh



£1,399 pcm

#### 2 bedroom flat

Morton Street, Edinburgh, EH15

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1726781

Marketed from 6 Jun 2023 to 26 Jun 2023 (19 days) by OpenRent, London

+ Add to report

+ Add to report

#### **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



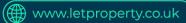
Fully compliant tenancy: Yes

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** 

Coillesdene Grove, Edinburgh EH15 2JE, UK



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.