

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Rise Livingston,
EH54

204881190

 www.letproperty.co.uk





Property Description

Our latest listing is in Norman Rise Livingston, EH54

Get instant cash flow of **£800** 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 **8.6%** 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...



Norman Rise Livingston,
EH54

204881190



Property Key Features

2 bedrooms

1 bathroom with WC

New Fence

New Boiler Checked Every Year

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £800

Market Rent: £1,000

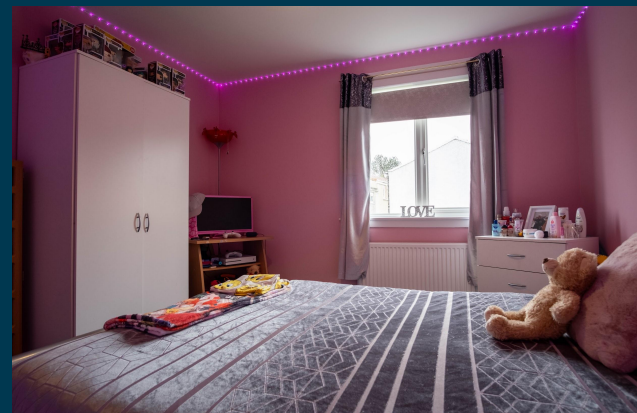
Lounge



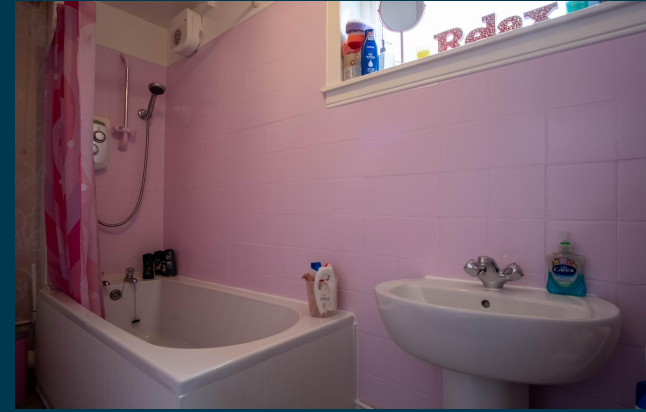
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£532.50	£552.50
Monthly Net Income	£267.50	£447.50
Annual Net Income	£3210.00	£5,370.00
Net Return	7.23%	12.09%

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 **£3,370.00**
Adjusted To

Net Return **7.59%**

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

Annual Net Income **£3,270.00**
Adjusted To

Net Return **7.36%**

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.



£165,000



3 bedroom terraced house for sale

Norman Rise, Livingston

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Spacious Accommodation | Two Public Rooms | Great Location | Close To Amenities | Great Road and...

SOLD PRICE HISTORY

29 Feb 2008	£7,500
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Marketed from 5 Oct 2023 to 4 Mar 2024 (150 days) by Property Connections, Bathgate



£133,000



2 bedroom terraced house for sale

Norman Rise, Livingston

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Stunning Family Home | Lounge Dining | Breakfasting Kitchen | South Facing Garden | Close To Lo...

SOLD PRICE HISTORY

8 Jun 2022	£155,000
28 Jul 2009	£90,000
15 Oct 2003	£60,000

Marketed from 11 Mar 2022 to 31 May 2022 (80 days) by Property Connections, Bathgate

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

2 bedroom terraced house

Hillwood Crescent, Ratho Station, Newbridge, EH28

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1813253

Marketed from 30 Aug 2023 to 31 Aug 2023 (1 days) by OpenRent, London



£1,430 pcm

2 bedroom terraced house

South Gyle Road, Edinburgh, Midlothian, EH12

+ Add to report

NO LONGER ADVERTISED LET AGREED






Double Glazing | Garden Shed

SOLD PRICE HISTORY	
30 May 2019	£220,000

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: **5 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

Norman Rise Livingston, EH54

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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