

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterfront Park,
Edinburgh, EH5 1FG

210225420

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterfront Park, Edinburgh, EH5 1FG

Get instant cash flow of **£880** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£905** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Waterfront Park,
Edinburgh, EH5 1FG

210225420



Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Modern Kitchen

Factor Fees: **£233.33**

Ground Rent: **FREEHOLD**

Lease Length: **FREEHOLD**

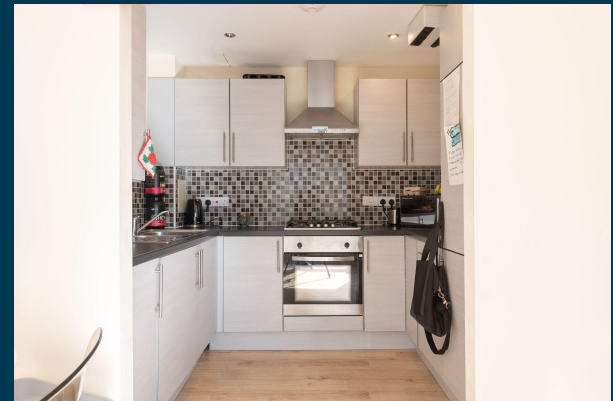
Current Rent: **£880**

Market Rent: **£905**

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £32,500.00 |
| Stamp Duty ADS @ 6% | £7,800.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £41,300.00 |

Projected Investment Return



The monthly rent of this property is currently set at £880 per calendar month but the potential market rent is

£ 905

| Returns Based on Rental Income | £880 | £905 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £97,500.00 @ 5% | £406.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £233.33 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £88.00 | £90.50 |
| Total Monthly Costs | £742.58 | £745.08 |
| Monthly Net Income | £137.42 | £159.92 |
| Annual Net Income | £1,649.04 | £1,919.04 |
| Net Return | 3.99% | 4.65% |

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 **£109.04**
Adjusted To

Net Return **0.26%**

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


Annual Net Income **-£30.96**
Adjusted To

Net Return **-0.07%**

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 £175,000.



2 bedroom flat for sale + Add to report


Flat 4, 56 Waterfront Park, Edinburgh, EH5

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 30 Oct 2023 to 12 Jan 2024 (74 days) by Aberdein Considine, Edinburgh

£175,000

Superb 1st Floor Flat | Open Plan Lounge/Kitchen | 2 Bedrooms - 1 En Suite | 2 Balconies | Underg...



1 bedroom flat for sale + Add to report

8/11 Marine Drive, Edinburgh, EH5 1FD

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 11 Jun 2023 to 15 Dec 2023 (187 days) by Neilsons Solicitors and Estate Agents, Edinburgh

£160,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom flat

+ Add to report

2661L – Waterfront Park, Edinburgh, EH5 1FG

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 13 May 2024 (10 days) by SouthSide Property Management, Edinburgh

Private Parking Space | Resident Bike Storage | Factoring Service | Double Glazing | Gas Heating ...



£1,000 pcm

1 bedroom flat

+ Add to report

Waterfront Park, Edinburgh, EH5

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 21 Aug 2024 (13 days) by YOUR MOVE, 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: **Moved in within the last 2 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

Waterfront Park, Edinburgh, EH5 1FG

PROPERTY ID: 12345678

Interested in this
property investment?

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.



LETPROPERTY