

¥

## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Ferry Gait Crescent, Edinburgh, EH4 4GR

210725606

( www.letproperty.co.uk

#### 



## **Property** Description

Our latest listing is in Ferry Gait Crescent, Edinburgh, EH4 4GR

Get instant cash flow of £1,000 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for £1,519 which would provide the investor a Gross Yield of 12.2% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Edinburgh, it will make for a reliable long term investment for an investor.

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

#### **LETPR®PERTY**





#### Ferry Gait Crescent, Edinburgh, EH4 4GR

210725606

2 Bedroom 1 Bathroom Spacious Room Spacious Kitchen

**Property Key Features** 

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £1,000 Market Rent: £1,519

## Lounge





## **Kitchen**





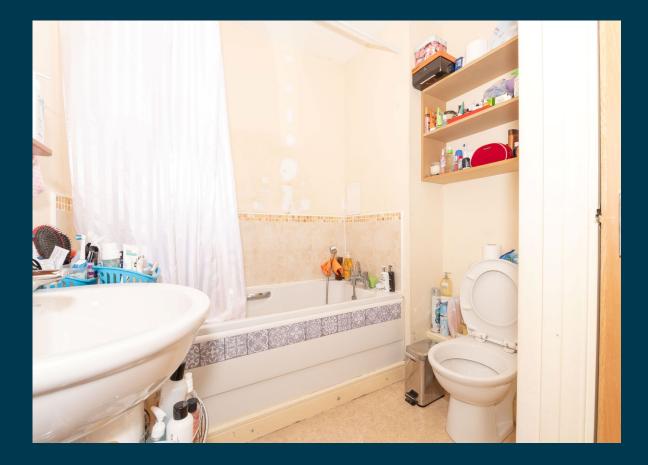
## Bedrooms





## Bathroom





## Exterior







## **Initial** Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£47,600.00

## **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 at £1,000 per calendar month but the potential market rent is



LETOR(I)DER

Returns Based on Rental Income	£1,000	£1,519
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	твс	
Letting Fees	£100.00	£151.90
Total Monthly Costs	£583.75	£635.65
Monthly Net Income	£416.25	£883.35
Annual Net Income	<mark>£4,995.00</mark>	<del>£10,600.2</del> 0
Net Return	<mark>10.49%</mark>	<mark>22.27%</mark>

### Return Stress Test Analysis Report





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

Annual Net Income **£7,562.20** Adjusted To

Net Return

15.89%

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

Annual Net Income **£8,350.20** Adjusted To

Net Return 17

17.54%

## 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 £170,000.

	2 bedroom ground floor flat for sale	+ Add to report	
	10/2 Mottram Road, Muirhouse, Edinburgh, EH4 4UH		
£170,000	NO LONGER ADVERTISED UNDER OFFER Marketed from 4 Jul 2022 to 13 Oct 2022 (101 days) by Gilson Gray LLP, Edinburgh		
	Popular coastal suburb   Peaceful contemporary development   Te	20.1	
	Floor plan:	View	
<b>1 1 1 1 1 1</b>	2 bedroom ground floor flat for sale	+ Add to report	
	1/3 Sharp Street, Muirhouse, Edinburgh, EH4 4FP		
£170,000	1/3 Sharp Street, Murhouse, Edinburgh, EH4 4FP NO LONGER ADVERTISED SOLD STC Marketed from 2 Apr 2022 to 2 Jul 2022 (91 days) by Warners Sol	icitors, Edinburgh	
£170,000	NO LONGER ADVERTISED SOLD STC		

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.

£1,600 pcm	2 bedroom flat Hillside Street, Abbeyhill, Edinburgh, EH7 NO LONGER ADVERTISED LET AGREED Marketed from 3 Sep 2024 to 16 Sep 2024 (13 days) by Clan Gordon, E **Available 14 October** A fantastically well presented, fully furnished Sold price history:	
<b>£1,600 pcm</b>	2 bedroom flat Drummond Place, Edinburgh CURRENTLY ADVERTISED Marketed from 2 Sep 2024 by Ben Property, Edinburgh Spacious and bright, top floor, TWO DOUBLE BEDROOM property in to Town	+ Add to report

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.







#### Ferry Gait Crescent, Edinburgh, EH4 4GR

#### PROPERTY ID: 12345678

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.

# Interested in this property investment?

# Call us on **0141 478 0985**

