

LET PROPERTY PACK

INVESTMENT INFORMATION

Waverley Park, Edinburgh,
EH8 8ET

212692770

 www.letproperty.co.uk





Property Description

Our latest listing is in Waverley Park, Edinburgh, EH8 8ET

Get instant cash flow of **£980** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,095** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Edinburgh. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Waverley Park,
Edinburgh, EH8 8ET

212692770



Property Key Features

2 bedrooms

1 bathroom

Good Condition

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £980

Market Rent: £1,095

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£50,900.00

Projected Investment Return



The monthly rent of this property is currently set at £980 per calendar month but the potential market rent is

£1,095



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.



Returns Based on Rental Income	£980	£1,095
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£98.00	£109.50
Total Monthly Costs	£613.00	£624.50
Monthly Net Income	£367.00	£470.50
Annual Net Income	£4,404.00	£5,646.00
Net Return	8.65%	11.09%

Return Stress Test Analysis Report



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

Annual Net Income **£3,456.00**
Adjusted To

Net Return **6.79%**

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


Annual Net Income **£3,246.00**
Adjusted To

Net Return **6.38%**

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 £198,000.



£198,000

2 bedroom flat for sale


1F4, 4 Edina Street, Edinburgh, EH7 5PN

CURRENTLY ADVERTISED

Marketed from 4 Jun 2024 by Ennova Estate Agents, Edinburgh

Traditional first floor flat with excellent potential | Quiet and private aspect to the rear | Or...

+ Add to report



£195,000

2 bedroom flat for sale

2/11 Harrismith Place, Leith, Edinburgh, EH7 5PA

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Aug 2024 to 14 Nov 2024 (83 days) by Warners Solicitors, Edinburgh

Large living room with twin windows | Fitted kitchen with real oak worktops | 2 double bedrooms, ...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat


Tytler Court, Edinburgh, EH8

NO LONGER ADVERTISED

Marketed from 27 Apr 2024 to 30 Apr 2024 (2 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2063774

+ Add to report



£1,199 pcm

2 bedroom flat

7, Waverley Park, Edinburgh, EH8 8EW

CURRENTLY ADVERTISED

Marketed from 14 Oct 2024 by Zone, Edinburgh

Well presented 2 bed apartment in excellent location close to all amenities, parks, city center a...

+ 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.



www.letproperty.co.uk

Waverley Park, Edinburgh, EH8 8ET

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.



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