

LET PROPERTY PACK

INVESTMENT INFORMATION

Dalry Road, Edinburgh,
EH11

214096519

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalry Road, Edinburgh, EH11

Get instant cash flow of **£750** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,086** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Dalry Road, Edinburgh,
EH11

214096519



Property Key Features

2 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £1,086

Lounge



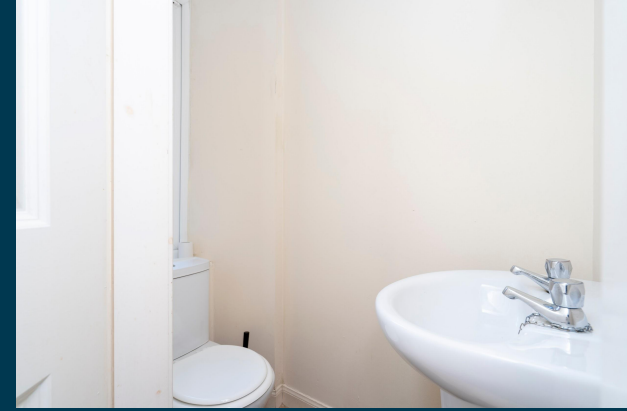
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 180,000.00

25% Deposit

£45,000.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£700

Legal Fees

£1,000.00

Total Investment

£61,100.00

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 £750 per calendar month but the potential market rent is

£ 1,086

Returns Based on Rental Income	£750	£1,086
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£108.60
Total Monthly Costs	£652.50	£686.10
Monthly Net Income	£97.50	£399.90
Annual Net Income	£1,170.00	£4,798.80
Net Return	1.91%	7.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,626.80**
Adjusted To

Net Return **4.30%**

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

Annual Net Income **£2,098.80**
Adjusted To

Net Return **3.44%**

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 £190,000.



£190,000

2 bedroom flat for sale

198 (BF) Dalry Road, Dalry, EH11 2ES

NO LONGER ADVERTISED

Marketed from 24 Oct 2021 to 16 Dec 2021 (52 days) by Deans Properties, Newington

+ Add to report



£185,000

2 bedroom flat for sale

11/4 Cathcart Place, Dalry, Edinburgh, EH11 2HD

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Apr 2021 to 23 Oct 2021 (187 days) by Warners Solicitors, Edinburgh

+ Add to

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 apartment

Dalry Road, Dalry, Edinburgh

NO LONGER ADVERTISED

Marketed from 27 Jun 2024 to 3 Jul 2024 (5 days) by Murray & Currie, Edinburgh

+ Add to report



£1,400 pcm

2 bedroom flat

Dalry Road, Edinburgh

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 8 Aug 2024 (6 days) by Ben Property, Edinburgh

+ 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**



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

Dalry Road, Edinburgh, EH11

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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