

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Broughton Road, Edinburgh, EH7 4EQ

216324381











### **Property Description**

Our latest listing is in Broughton Road, Edinburgh, EH7 4EQ

This property has a potential to rent for £1,332 which would provide the investor a Gross Yield of 9.1% 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...







Broughton Road, Edinburgh, EH7 4EQ

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1 Bedroom

1 Bathroom

**Ideal for First Time Buyers** 

Well-kept flat

**Common Rear Garden** 

**On-street parking** 

**Ideal for Working Professionals** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £1,332

# Lounge



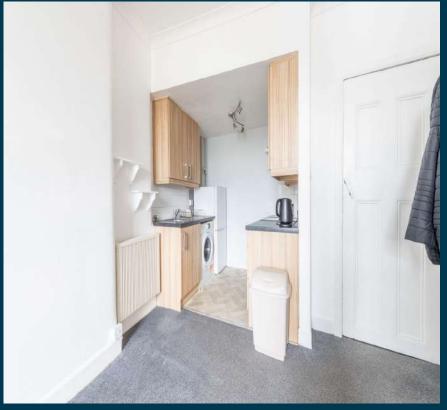




# Kitchen







## **Bedrooms**







# Bathroom





# **Exterior**







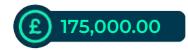
## **Initial Outlay**





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£43,750.00** 

Stamp Duty ADS @ 8% **£14,000.00** 

LBTT Charge £600

Legal Fees £1,000.00

Total Investment £59,350.00

#### **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 £0 per calendar month but the potential market rent is

Returns Based on Rental Income	£0	£1,332
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	Freehold	
Letting Fees	£0.00	£133.20
Total Monthly Costs	£561.88	£695.08
Monthly Net Income	-£561.88	£636.93
Annual Net Income	-£6,742.50	£7,643.10
Net Return	-11.36%	12.88%

## Return Stress Test Analysis Report





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

Annual Net Income

£4,979.10

Adjusted To

Net Return

8.39%

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

Annual Net Income

£5,018.10

Adjusted To

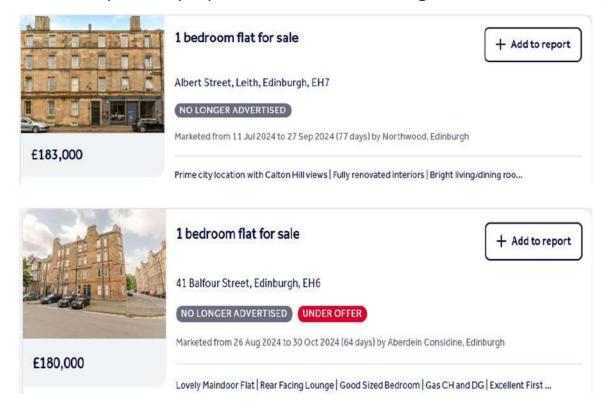
Net Return

**8.46**%

### Sale Comparables Report



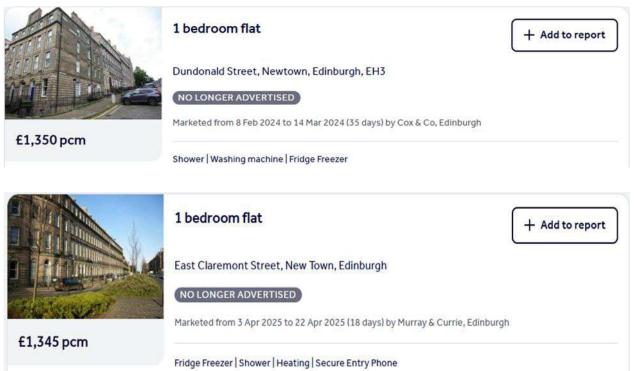
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £183,000.



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.







# Interested in this property investment?

Call us on **0141 478 0985** 

Broughton Road, Edinburgh, EH7 4EQ



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.