

LET PROPERTY PACK

INVESTMENT INFORMATION

Parkhead Loan,
Edinburgh, EH11 4SJ

17813338

 www.letproperty.co.uk





Property Description

Our latest listing is in Parkhead Loan, Edinburgh, EH11 4SJ

Get instant cash flow of **£1,000** per calendar month with a **6.86%** Gross Yield for investors.

This property has a potential to rent for **£1,170** which would provide the investor a Gross Yield of **8.02%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Private rear garden

On street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,170

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 175,000.00

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



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£1,170



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	£1,000	£1,170
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£100.00	£117.00
Total Monthly Costs	£661.88	£678.88
Monthly Net Income	£338.13	£491.13
Annual Net Income	£4,057.50	£5,893.50
Net Return	6.84%	9.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,553.50**
Adjusted To

Net Return **5.99%**

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



Annual Net Income **£3,268.50**
Adjusted To

Net Return **5.51%**

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 £185,000.

 <p>£185,000</p>	<p>2 bedroom flat for sale</p> <p>72 Broomhouse Court, Edinburgh, EH11 3RN</p> <p>CURRENTLY ADVERTISED UNDER OFFER</p> <p>Marketed from 21 Apr 2025 by Deans Properties, Newington</p> <p>Closing date set Monday 5th May @12. Noon Forming part of a residential area, this lovely and wel...</p> <p>+ Add to report</p>
 <p>£180,000</p>	<p>2 bedroom flat for sale</p> <p>Fairbrae, Saughton, Edinburgh, EH11</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 12 Jul 2024 to 26 Sep 2024 (76 days) by MOV8 Real Estate, Scotland Head Office</p> <p>Light and tastefully presented, two-bedroom, second-floor, dual-aspect flat, forming part of a le...</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,345 based on the analysis carried out by our letting team at **Let Property Management**.



£1,345 pcm

2 bedroom flat

Sighthill Avenue, Sighthill, Edinburgh, EH11

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 29 Jul 2024 (11 days) by MQ Estate Agents and Lettings, Covering Scotland

Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

+ Add to report



£1,200 pcm

2 bedroom flat

Stenhouse Crescent, Stenhouse, Edinburgh, EH11

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 14 Aug 2024 (22 days) by Ballantynes, Edinburgh

Double glazing | Shower | Washing machine | Fridge Freezer

+ 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: **10 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.



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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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