

PROPERTY INVESTMENT SCHEDULE



40 Bellevue Road
Edinburgh, EH7 4DB



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PROPERTY DETAILS

40 Bellevue Road
Edinburgh, EH7 4DB

Offers in Excess of
£269,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 2-bedroom flat situated in Bellevue Road, Edinburgh City Centre .

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£1200		
Potential Rent	£1300		
Yield	See Pages 7-8		



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PROPERTY IMAGES



PROPERTY IMAGES



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PROPERTY IMAGES



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£1200 PCM

Cash Purchase Investment / Current Return = 4.7% Yield

Investment		Income	
House Purchase Price	£285,000	Annual Income	£14,400
SDLT	£20,950	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£306,950	Net Annual Income	£14,400

BTL Mortgage Investment / Current Return = 4% Yield

Investment		Income	
25% of Purchase Price	£71,250	Annual Income	£14,400
SDLT	£20,950	Less Mortgage Int	£10,688
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£93,200	Net Annual Income	£3,713

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £1300 PCM

Cash Purchase Investment / **Potential Return = 5.1% Yield**

Investment		Income	
House Purchase Price	£285,000	Annual Income	£15,600
SDLT	£20,950	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£306,950	Net Annual Income	£15,600

BTL Mortgage Investment / **Potential Return = 5.3% Yield**

Investment		Income	
25% of Purchase Price	£71,250	Potential Annual Income	£15,600
SDLT	£20,950	Less Mortgage Int	£10,688
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£93,200	Net Annual Income	£4,913

* Assumed 25% deposit & BTL interest rate of 5%

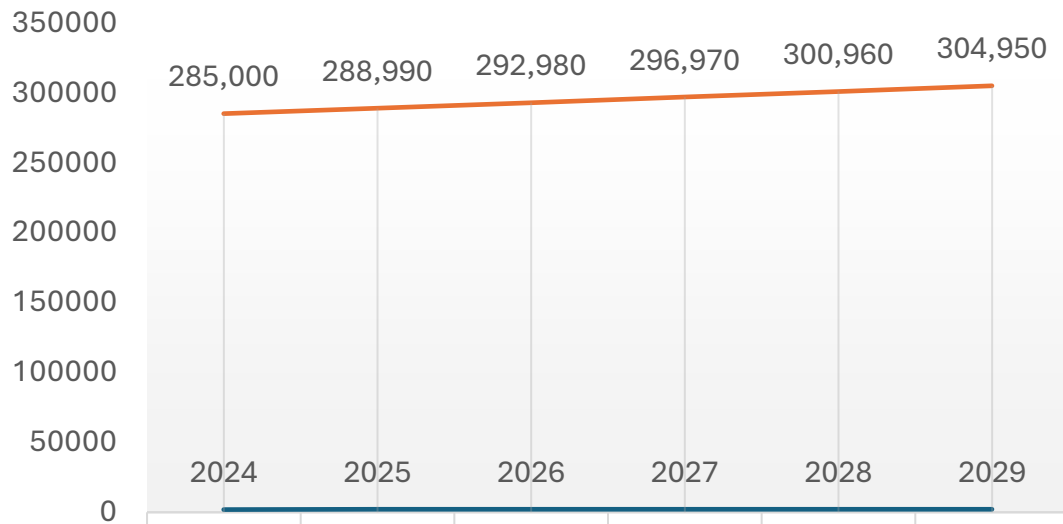


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PROJECTED FUTURE VALUE

House prices in the EH7 area have increased by 8% in the last 5 years

Potential Future Value - 5 years



YEAR	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	285,000	288,990	292,980	296,970	300,960	304,950

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 31%

Cash Investment	£306,950
5 Year Income	£72,000
Potential Increase in Value	£22,800
Total Potential Return	£94,800

BTL Mortgage Investment / Potential Total Return 44%

Cash Investment	£93,200
5 Year Net Income	£18,563
Potential Increase in Value	£22,800
Total Potential Return	£41,363



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 33%

Cash Investment	£306,950
5 Year Income	£78,000
Potential Increase in Value	£22,800
Total Potential Return	£100,800

BTL Mortgage Investment / Potential Total Return 51%

Cash Investment	£93,200
5 Year Net Income	£24,563
Potential Increase in Value	£22,800
Total Potential Return	£47,363



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY



£195,000

Bellevue Road, Edinburgh EH7 **ARCHIVED**

Distance: 0.03 miles

1 Flat

An excellent opportunity to purchase a spacious One Bedroom flat which located in a popular residential location in the heart of Edinburgh. The property would make an ideal first time purchase or ...



£280,000

47/6 Bellevue Road, Edinburgh EH7 **ARCHIVED**

Distance: 0.03 miles

2 Flat / Freehold

This is an impressive second floor flat, benefiting from superb views over the City skyline, located in a well-maintained building in an elegant street in one of the City's highly-regarded ...

Sale date: Aug 2022

Price: £322,000



£320,000

47/4 Bellevue Road, Bellevue, Edinburgh EH7

Distance: 0.03 miles

ARCHIVED

2 Flat / Freehold

This impressive second floor two-bedroom flat located in the central location of Bellevue benefits from plenty of natural light. The accommodation, which offers elegance and traditional aspects, ...

Sale date: Sep 2019 Sep 2006

Price: £288,500 £185,000



£307,000

Bellevue Road, Bellevue, Edinburgh EH7 **ARCHIVED**

Distance: 0.03 miles

1 Flat / Freehold **79 sq. m***

Very central and as such sight after, this is a fine second floor flats with lots of character & charm. It has a delightful main public room with wonderful open views; a Kitchen/Diner; Bedroom. ...



£285,000

Bellevue Road, Bellevue, Edinburgh EH7

Distance: 0.03 miles

2 Flat / Freehold

Spacious, two-bedroom, first-floor, forming part of a traditional, stone-built tenement. Located in the popular Bellevue area, within walking distance of Edinburgh city centre. A high-ceilinged ...



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LOCAL LETTINGS ACTIVITY



F **£1,260 pcm (£291 pw)**
Bellevue Road, Edinburgh EH7 **ARCHIVED**

2 Flat

Deposit £500 - Unfurnished two bedroom, main door property in popular Bellevue area with outdoor patio. Available Now, unfurnished. (contd...)



G **£1,350 pcm (£312 pw)**
Bellevue Road, Bellevue, Edinburgh EH7 **ARCHIVED** **Distance: 0.03 miles**

2 Flat

This great home isn't just family friendly, it's been designed especially for a family and is so full of fun and joy



H **£1,350 pcm (£312 pw)**
Bellevue Road, Bellevue, Edinburgh EH7 **ARCHIVED** **Distance: 0.03 miles**

2 Flat

This great home isn't just family friendly, it's been designed especially for a family and is so full of fun and joy



I **£1,195 pcm (£276 pw)**
Bellevue Road, Edinburgh EH7 **ARCHIVED** **Distance: 0.03 miles**

2 Flat

Large furnished two bedroom tenement flat in Bellevue




J **£1,250 pcm (£288 pw)**
Bellevue Road, Edinburgh EH7 **ARCHIVED** **Distance: 0.03 miles**


2 Flat

Large furnished two bedroom tenement flat in Bellevue



Contact Information

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