

# PROPERTY INVESTMENT SCHEDULE



18/3 Craigend Park  
Edinburgh  
EH16 5XX

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# PROPERTY DETAILS

18/3 Craigend Park  
Edinburgh  
EH16 5XX

Offers in Excess of  
£245,000

## \*\*\* Investment Property \*\*\*

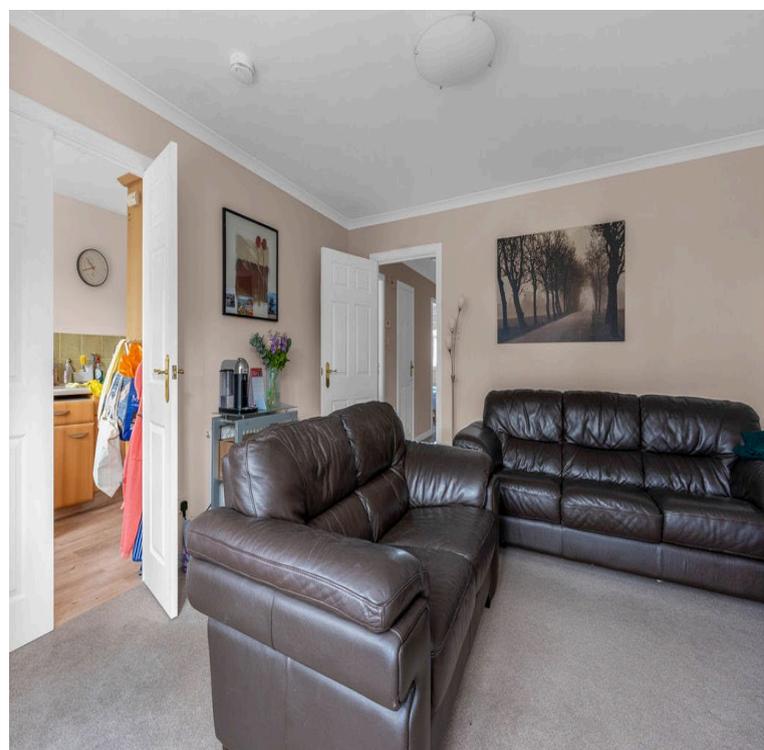
We Sell Rented Property are delighted to bring to the market this delightful 2 Bedroom flat in the south side of Edinburgh City Centre.

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



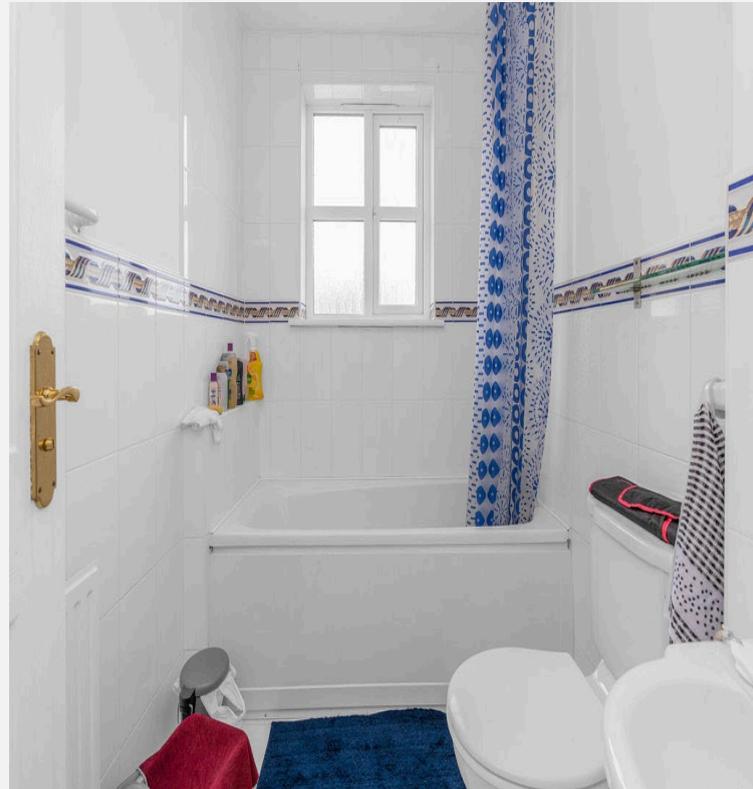
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# PROPERTY IMAGES



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# 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 = 5.4% Yield

Investment		Income	
House Purchase Price	£250,000	Annual Income	£14,400
LBTT	£17,100	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£268,100	Net Annual Income	£14,400

BTL Mortgage Investment / Current Return = 6.23% Yield

Investment		Income	
25% of Purchase Price	£62,500	Annual Income	£14,400
LBTT	£17,100	Less Mortgage Int	£9,375
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£80,600	Net Annual Income	£5,025

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



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# RETURN AT POTENTIAL RENT

## £ 1300 PCM

Cash Purchase Investment / Potential Return = 5.8% Yield

Investment		Income	
House Purchase Price	£250,000	Annual Income	£15,600
LBTT	£17,100	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£268,100	Net Annual Income	£15,600

BTL Mortgage Investment / Potential Return = 7.72% Yield

Investment		Income	
25% of Purchase Price	£62,500	Potential Annual Income	£15,600
LBTT	£17,100	Less Mortgage Int	£9,375
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£80,600	Net Annual Income	£6,225

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

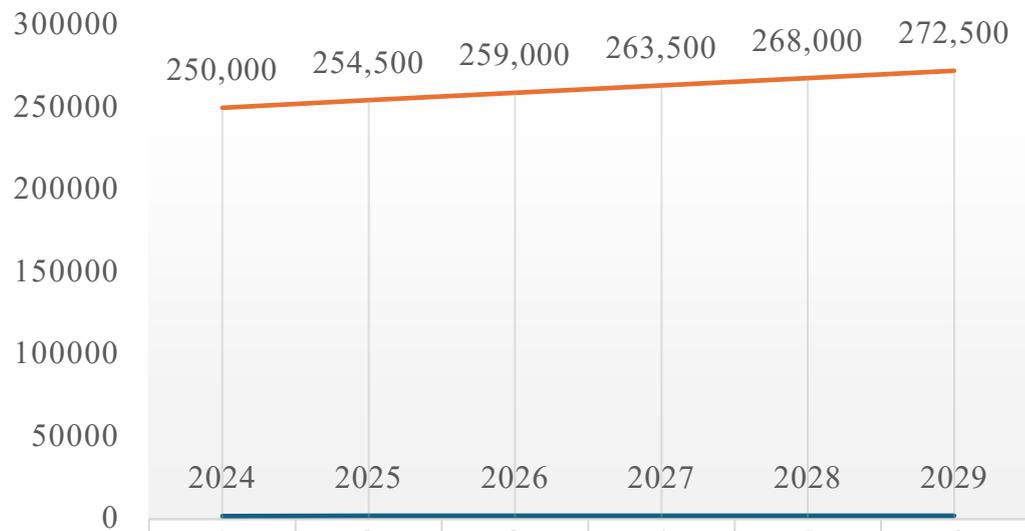


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# PROJECTED FUTURE VALUE

House prices in the Craighend area have increased by 9% 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 (£)	250,000	254,500	259,000	263,500	268,000	272,500

— 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 35%

Cash Investment	£268,100
5 Year Income	£72,000
Potential Increase in Value	£22,500
Total Potential Return	£94,500

BTL Mortgage Investment / Potential Total Return 59%

Cash Investment	£80,600
5 Year Net Income	£25,125
Potential Increase in Value	£22,500
Total Potential Return	£47,625



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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 37%

Cash Investment	£268,100
5 Year Income	£78,000
Potential Increase in Value	£22,500
Total Potential Return	£100,500

BTL Mortgage Investment / Potential Total Return 67%

Cash Investment	£80,600
5 Year Net Income	£31,125
Potential Increase in Value	£22,500
Total Potential Return	£53,625



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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

## Comparable sale properties



**A** **£190,000**  
Craigend Park, Liberton, Edinburgh EH16 **ARCHIVED**

**2** **Flat / Freehold**

Well presented two bedroom second floor apartment forming part of an established modern development in the extremely popular Liberton area of Edinburgh. The flat will appeal to first time buyers, ...



**B** **£269,000**  
15 (Flat 3) Craigend Park, Liberton, Edinburgh EH16

**3** **Flat / Freehold**

First floor, 3-bedroom / 2-bathroom apartment in this quiet residential development with it's own private parking space. Ideal for those looking to upsize or; those who have sold a family home ...



**C** **£250,000**  
21/4 Craigend Park, Edinburgh EH16 **ARCHIVED**

**2** **Flat / Freehold**

This spacious and beautifully presented first floor flat, situated within lovely, well maintained landscaped communal grounds, in the popular Liberton district of the city, close to a host of ...

**Sale date:** Oct 2002  
**Price:** £128,950



**D** **£220,000**  
Craigend Park, The Inch, Edinburgh EH16 **ARCHIVED**

**2** **Flat**

Set on the first floor of an attractive modern development in Liberton, this well-presented two-bedroom flat offers spacious versatile accommodation, in addition to shared landscaped gardens and ...

**Sale date:** Jul 2022  
**Price:** £235,000



**E** **£205,000**  
12/8 Craigend Park, Liberton, Edinburgh EH16

**2** **Flat / Freehold**

Superbly presented two bed second floor apartment occupying a prime, tucked away position with lovely views, forming part of an exclusive development within easy reach of good transport links and ...

**Sale date:** Apr 2019      Aug 2004  
**Price:** £179,995      £135,000



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# LOCAL LETTINGS ACTIVITY

## Comparable rental properties



**£1,300 pcm (£300 pw)**

Craigend Park, Liberton, Edinburgh EH16

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2 Flat

Deposit £1860 - Newly renovated unfurnished property in excellent location - to book A viewing please fill out online contact form



**£1,200 pcm (£277 pw)**

Craigend Park, The Inch, Edinburgh EH16

ARCHIVED

2 Flat

Lovely two bedroom property located to the south of Edinburgh city centre. Close to the excellent local amenities of Cameron Toll Shopping Centre and within walking distance to The Royal Infirmary ...



**£1,200 pcm (£277 pw)**

Craigend Park, The Inch, Edinburgh EH16

ARCHIVED

2 Flat

This extremely spacious 2 bedroom flat is located in a quiet residential development in Liberton and surrounded by beautiful landscaped gardens.



**£1,300 pcm (£300 pw)**

Craigend Park, Liberton, Edinburgh EH16

ARCHIVED

2 Flat

Deposit £1950 - Two bedroom unfurnished property in the Liberton area of Edinburgh. To book A viewing online, please fill out the contact agent form.



**£795 pcm (£183 pw)**

Craigend Park, Liberton, Edinburgh EH16

ARCHIVED

2 Flat

"Leafy Craigend" This large and lovely, unfurnished flat, is set in peaceful private gardens. Within easy access to the city centre on the main bus link. (contd...)



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# Contact Information

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