

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT

87/21 PENNYWELL GARDENS, EDINBURGH, EH4 4TE

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Opportunity Description

This is a fantastic opportunity to acquire a tenanted property in the heart of Edinburgh, only a short commute to Edinburgh city center. This property boasts from the following:

- ✓ Amazing location in the heart of Edinburgh appealing to a whole host of buyers.
- ✓ Large spacious flat with views over Edinburgh.
- ✓ Short commute for workers and young professionals who work within Edinburgh
- 📈 Outstanding area for capital growth
- 📈 Settled tenants in place providing immediate cash flow from day one



2 Bed Flat

EPC	Construction Type	Tenanted	Size	Heating Type
C	NON-STANDARD	Yes	66m ²	Gas

Clickable Links



[Home Report](#)



[Comparable Report](#)



[Photos](#)



[Calculator](#)



[Street Check](#)



[Video Tour](#)

Please **click** on the relevant box to view.

Tenanted Buy-to-Let Purchase Details



Home Report: **£115,000**



Assumed Purchase Price: **£115,000**



Estimated End Value: **£115,000**

Deposit (25%)	£115,000
ADS (6%)	£6,900
Legal Fees	£1,000
Estimated Refurb	N/A
Buyers Premium	£3,600
Total Acquisition Costs (Finance)	£126,500

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HOME IMPROVEMENTS

Refurb Estimate

To achieve the end value of **£115,000** Smart Home Improvements recommend considering the following:

- N/A

Should you wish to obtain a quote from Smart Home Improvements, please [click here](#).



These costings are only to be used as a guide, may not be applicable to your circumstances and are based off of our experience.

[Click for Sale Comparables](#)

Want to learn more about the **buy-to-let** investment strategy? [Click here](#) to get our **free guide!**

Cash Purchase

Net Monthly Cashflow (Profit)	£580
Gross Yield	7.83%
Net Yield	6.05%
Return on Capital Employed	5.50%
Net Annual Income	£6,960

Rent: £750

Monthly Running Costs

Management Fee (10%)	£75
Insurance	£35
Factor Fees	£60

Finance Purchase

Net Monthly Cashflow (Profit)	N/A
Gross Yield	N/A
Net Yield	N/A
Return on Capital Employed	N/A
Net Annual Income	N/A

[Click for Rental Comparables](#)

This property has not had a rent increase and can be increased to 12% following the current government guidelines taking the rent to £840

Want to learn more about the **buy-to-let** investment strategy? [Click here](#) to get our **free guide!**

Based on 12% increase: £840

Net Monthly Cashflow (Profit)	£661
Gross Yield	8.77%
Net Yield	6.90%
Return on Capital Employed	6.27%
Net Annual Income	£7,932

RENT RETURNS

Monthly Running Costs

Management Fee	10%
Insurance	£35
Factor Fees	£60

Based on Market Rent: £900

Net Monthly Cashflow (Profit)	£715
Gross Yield	9.39%
Net Yield	17.46%
Return on Capital Employed	6.78%
Net Annual Income	£8,580

[Click for Rental Comparables](#)

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Thank you for taking the time to read this presentation by Smart Sales & Investments.

Should you wish to proceed further, please contact a member of the team via WhatsApp, Email, or Phone.

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