

LET PROPERTY PACK

INVESTMENT INFORMATION

Gibson Terrace Edinburgh,
EH11 1AT

199051812

 www.letproperty.co.uk





Property Description

Our latest listing is in Gibson Terrace
Edinburgh, EH11 1AT

Get instant cash flow of **£465** per calendar
month with a **3.5%** Gross Yield for investors.

This property has a potential to rent for **£1,000**
which would provide the investor a Gross Yield
of **7.5%** if the rent was increased to market
rate.

**With a location that allows for easy access to
local amenities, and a space that has been
well kept, this property would be a reliable
addition to an investors portfolio.**

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



Gibson Terrace
Edinburgh, EH11 1AT

199051812



Property Key Features

1 bedroom

1 bathroom

Well kept flat

Close proximity to valuable amenities

Factor Fees: £45.00

Current Rent: £465

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £160,000 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £465 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£465	£1,000
Mortgage Payments on £120,000.00 @ 4%	£400.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£45.00	
Letting Fees	£46.50	£100.00
Total Monthly Costs	£506.50	£560.00
Monthly Net Income	-£41.50	£440.00
Annual Net Income	-£498.00	£5,280.00
Net Return	-0.98%	10.43%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,280.00**
Adjusted To

Net Return **6.48%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£2,880.00**
Adjusted To

Net Return **5.69%**

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 £165,000.



£165,000



Floorplan

1 bedroom flat for sale

Gibson Terrace, Edinburgh, EH11

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Charming One-Bedroom Apartment | 1st floor property | Vibrant local neighbour | Freshly decorated...

Marketed from 10 Aug 2023 by MacWood Properties, Edinburgh



£165,000



Floorplan

1 bedroom flat for sale

27 (3F2) Gibson Terrace, Edinburgh, EH11 1AT

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

The property offered for sale is a lovely top floor flat benefitting from a location ideal for al...

Marketed from 3 May 2021 to 22 Jun 2021 (50 days) by Connor Malcolm, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

1 bedroom apartment

Moda, The McEwan, Fountainbridge, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED

24 hr concierge, maintenance and CCTV | No deposits or Hidden Fees | Family Friendly | Spaces to ...

Marketed from 31 Oct 2023 to 20 Dec 2023 (49 days) by Moda, The McEwan



£1,900 pcm

1 bedroom apartment

Moda, The McEwan, Fountainbridge, Edinburgh, EH3

+ Add to report

NO LONGER ADVERTISED

24 hr concierge, maintenance & CCTV | No deposits or Hidden Fees | Spaces to work - Co-working sp...

Marketed from 24 Mar 2023 to 28 Mar 2023 (3 days) by Moda, The McEwan

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Gibson Terrace Edinburgh, EH11 1AT

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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