

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stenhouse Crescent  
Edinburgh, EH11 3JH

192098097

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stenhouse Crescent Edinburgh, EH11 3JH

Get instant cash flow of **£810.00** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**With a location that is ideal for those wanting to rent, a long term tenant currently situated and a reasonable potential rental income, this property will prove to be a reliable and rewarding rental investment for an investor.**

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



Stenhouse Crescent  
Edinburgh, EH11 3JH

192098097



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £810.00**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£52,150.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £810.00 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£810.00	£950
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£81.00	£95.00
<b>Total Monthly Costs</b>	<b>£611.63</b>	<b>£625.63</b>
<b>Monthly Net Income</b>	<b>£198.38</b>	<b>£324.38</b>
<b>Annual Net Income</b>	<b>£2,380.50</b>	<b>£3,892.50</b>
<b>Net Return</b>	<b>4.56%</b>	<b>7.46%</b>

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      **£1,992.50**  
Adjusted To

Net Return                      **3.82%**

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



Annual Net Income      **£1,417.50**  
Adjusted To

Net Return                      **2.72%**

# 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 £185,000.00.



**2 bedroom ground floor flat for sale**

36 Stenhouse Crescent, Stenhouse, Edinburgh, EH11 3JH

CURRENTLY ADVERTISED SOLD STC

Beautifully-presented and ready to move in lower villa set in an established sought-after develop...

£170,000

+ Add to report



**2 bedroom flat for sale**

46 Stenhouse Drive, Edinburgh, EH11 3JT

CURRENTLY ADVERTISED UNDER OFFER

Key features

CLOSING DATE FRIDAY 03/03/23 @ 12 NOON A fantastic opportunity has arisen to acquire this recently renovated two bedroom upper villa, ...

£185,000

+ Add to report

Marketed from 19 Feb 2023 by Neilsons Solicitors and Estate Agents, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950.00 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom flat

Stenhouse Crescent, Edinburgh, EH11

NO LONGER ADVERTISED

### Key features

No Agent Fees | Students Can Enquire | Property Reference Number:  
1471851

Marketed from 17 Oct 2022 to 17 Oct 2022 by OpenRent, London

+ Add to report



£910 pcm

## 2 bedroom flat

Stenhouse Crescent, Edinburgh, EH11

NO LONGER ADVERTISED

### Key features

No Agent Fees | Property Reference Number: 1216085






Marketed from 19 Sep 2021 to 24 Sep 2021 (5 days) by OpenRent, London

+ 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**
-  Standard Short Assured 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](http://www.letproperty.co.uk)

Stenhouse Crescent Edinburgh, EH11 3JH

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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