

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ferry Gait Crescent,  
Edinburgh, EH4 4GR

210725606

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





## Property Description

Our latest listing is in Ferry Gait Crescent, Edinburgh, EH4 4GR

Get instant cash flow of **£1,000** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,519** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in the Edinburgh, it will make for a reliable long term investment for an investor.**

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



Ferry Gait Crescent,  
Edinburgh, EH4 4GR

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Room**

**Spacious Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £1,000**

**Market Rent: £1,519**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £37,500.00 |
| Stamp Duty ADS @ 6% | £9,000.00  |
| LBTT Charge         | £100       |
| Legal Fees          | £1,000.00  |
| Total Investment    | £47,600.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,519

| Returns Based on Rental Income        | £1,000           | £1,519            |
|---------------------------------------|------------------|-------------------|
| Mortgage Payments on £112,500.00 @ 5% | £468.75          |                   |
| Est. Building Cover (Insurance)       | £15.00           |                   |
| Approx. Factor Fees                   | TBC              |                   |
| Ground Rent                           | TBC              |                   |
| Letting Fees                          | £100.00          | £151.90           |
| <b>Total Monthly Costs</b>            | <b>£583.75</b>   | <b>£635.65</b>    |
| <b>Monthly Net Income</b>             | <b>£416.25</b>   | <b>£883.35</b>    |
| <b>Annual Net Income</b>              | <b>£4,995.00</b> | <b>£10,600.20</b> |
| <b>Net Return</b>                     | <b>10.49%</b>    | <b>22.27%</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      **£7,562.20**  
Adjusted To

Net Return                      **15.89%**

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


Annual Net Income      **£8,350.20**  
Adjusted To

Net Return                      **17.54%**

# 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 £170,000.




**2 bedroom ground floor flat for sale** [+ Add to report](#)


10/2 Mottram Road, Muirhouse, Edinburgh, EH4 4UH

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 4 Jul 2022 to 13 Oct 2022 (101 days) by Gilson Gray LLP, Edinburgh

Popular coastal suburb | Peaceful contemporary development | Tasteful interiors | South-facing gr...

 Floor plan: [View](#)




**2 bedroom ground floor flat for sale** [+ Add to report](#)

1/3 Sharp Street, Muirhouse, Edinburgh, EH4 4FP

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 2 Apr 2022 to 2 Jul 2022 (91 days) by Warners Solicitors, Edinburgh

Popular modern development | Twin windowed living room/dining room/kitchen | Master bedroom with ...

 Floor plan: [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 2 bedroom flat

+ Add to report

Hillside Street, Abbeyhill, Edinburgh, EH7

NO LONGER ADVERTISED LET AGREED

Marketed from 3 Sep 2024 to 16 Sep 2024 (13 days) by Clan Gordon, Edinburgh

\*\*Available 14 October\*\* A fantastically well presented, fully furnished, two bedroom, main door ...

Sold price history:

[View](#)



£1,600 pcm

## 2 bedroom flat

+ Add to report

Drummond Place, Edinburgh

CURRENTLY ADVERTISED

Marketed from 2 Sep 2024 by Ben Property, Edinburgh

Spacious and bright, top floor, TWO DOUBLE BEDROOM property in the heart of Edinburgh's New Town...

# 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: **Moved in within the last 2 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)

Ferry Gait Crescent, Edinburgh, EH4 4GR

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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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