

LET PROPERTY PACK

INVESTMENT INFORMATION

Kaims Terrace, Livingston,
EH54 7EX

209784560

 www.letproperty.co.uk





Property Description

Our latest listing is in Kaims Terrace, Livingston, EH54 7EX

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£830** which would provide the investor a Gross Yield of **6.6%** 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...



Kaims Terrace,
Livingston, EH54 7EX

209784560



Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Spacious Kitchen

Factor Fees: £93 Per Month

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Market Rent: £830

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 £750 per calendar month but the potential market rent is

£ 830



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.



Returns Based on Rental Income	£750	£830
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£93 Per Month	
Ground Rent	TBC	
Letting Fees	£75.00	£83.00
Total Monthly Costs	£558.75	£566.75
Monthly Net Income	£191.25	£263.25
Annual Net Income	£2,295.00	£3,159.00
Net Return	4.82%	6.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,499.00**
Adjusted To

Net Return **3.15%**

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


Annual Net Income **£909.00**
Adjusted To

Net Return **1.91%**

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 flat for sale

Kaims Terrace, Livingston, West Lothian, EH54

NO LONGER ADVERTISED **SOLD STC**


Marketed from 20 Jun 2024 to 28 Aug 2024 (68 days) by Slater Hogg & Howison, Livingston

£170,000

Penthouse Apartment | Open Plan Lounge/Kitchen | 2 Double Bedrooms | Upgraded Ensuite | Upgraded ...

💡 EPC: [View](#)

(Approx.) Sqft: **926 sq ft** Price (£) per sqft: **£183.65**

 [View floor plan](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm



View floor plan

2 bedroom flat

+ Add to report

Kaims Crescent, Livingston, West Lothian, EH54

NO LONGER ADVERTISED






Marketed from 6 Mar 2023 to 11 Apr 2023 (36 days) by Gilson Gray LLP, Edinburgh

Fitted wardrobes to main bedroom | Second bedroom with home office potential | Energy efficient g...

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.



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Kaims Terrace, Livingston, EH54 7EX

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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