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LET PROPERTY PACK

INVESTMENT INFORMATION

Broomhouse Square, Edinburgh, EH11 3RS

210187691

(www.letproperty.co.uk



Property Description

Our latest listing is in Broomhouse Square, Edinburgh, EH11 3RS

Get instant cash flow of £975 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for $\pm 1,000$ which would provide the investor a Gross Yield of 6.3% if the rent was increased to market rate.

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

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







Broomhouse Square, Edinburgh, EH11 3RS

210187691

3 Bedroom 1 Bathroom Spacious Room Well maintained

 \oslash

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £975 Market Rent: £1,000

Property Key Features













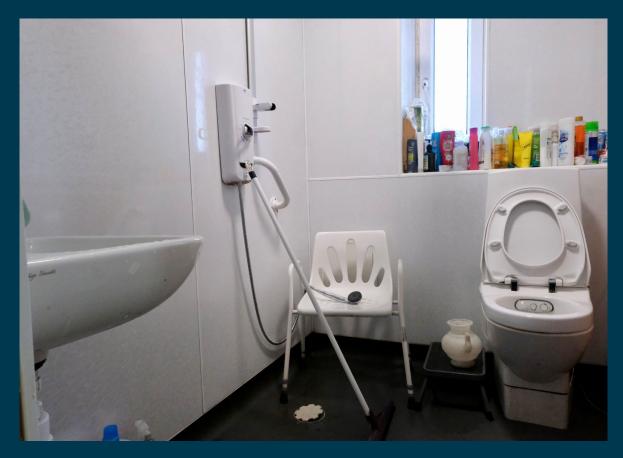
Bedrooms





Bathroom





Exterior





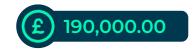
Initial Outlay





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£47,500.00
Stamp Duty ADS @ 6%	£11,400.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£60,800.00

Projected Investment Return



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. The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is



Returns Based on Rental Income	£975	£1,000
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	твс	
Letting Fees	£97.50	£100.00
Total Monthly Costs	£706.25	£708.75
Monthly Net Income	£268.75	£291.25
Annual Net Income	£3,225.00	£3,495.00
Net Return	<mark>5.30%</mark>	5.75%



Return Stress Test Analysis Report





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

Annual Net Income **£1,495.00** Adjusted To

Net Return 2.46%

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

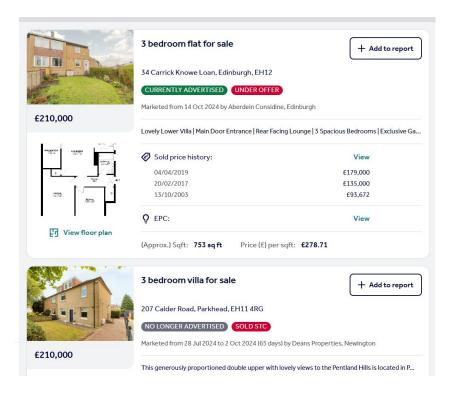
Annual Net Income **£645.00** Adjusted To

Net Return

1.06%

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 £210,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as \pm 1,000 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom flat	+ Add to report	
	Taylor Green, Livingston, West Lothian, EH54		
	(NO LONGER ADVERTISED) LET AGREED		
(1 000 perm	Marketed from 5 Dec 2022 to 14 Dec 2022 (8 days) by Your Move, Livingston		
£1,000 pcm 3 Bedroom 1st Floor Apartment LRN: 418982/400/04215 EPC = C / Council Tax = 1 1806014			
	Sold price history:	View	
	04/06/2015	£142,000	
	Q EPC:	View	
F View floor plan	(Approx.) Sqft: 883 sq ft Price (£) per sqft: £1.13		
	3 bedroom detached house	+ Add to report	
Meadowbank Road, Kirknewton, EH27			
@u-a	NO LONGER ADVERTISED		
Marketed from 20 Oct 2022 to 26 Oct 2022 (6 days) by OpenRent, London			
£1,000 pcm	No Agent Fees Students Can Enquire Property Reference Number:	1528113	

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.







Broomhouse Square, Edinburgh, EH11 3RS

PROPERTY ID: 12345678

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.

Interested in this property investment?

Call us on **0141 478 0985**

