

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Broomhouse Square,  
Edinburgh, EH11 3RS

210187691

 [www.letproperty.co.uk](http://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 **£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

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Room**

**Well maintained**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £975**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 190,000.00

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



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



£ 1,000

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	TBC	
Ground Rent	TBC	
Letting Fees	£97.50	£100.00
<b>Total Monthly Costs</b>	<b>£706.25</b>	<b>£708.75</b>
<b>Monthly Net Income</b>	<b>£268.75</b>	<b>£291.25</b>
<b>Annual Net Income</b>	<b>£3,225.00</b>	<b>£3,495.00</b>
<b>Net Return</b>	<b>5.30%</b>	<b>5.75%</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      **£1,495.00**  
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.



**3 bedroom flat for sale** [+ Add to report](#)


34 Carrick Knowe Loan, Edinburgh, EH12

**CURRENTLY ADVERTISED** **UNDER OFFER**

Marketed from 14 Oct 2024 by Aberdeen Considine, Edinburgh

Lovely Lower Villa | Main Door Entrance | Rear Facing Lounge | 3 Spacious Bedrooms | Exclusive Ga...

**£210,000**




[View floor plan](#)

**Sold price history:** [View](#)

04/04/2019	£179,000
20/02/2017	£135,000
13/10/2003	£93,672

**EPC:** [View](#)

(Approx.) Sqft: **753 sq ft** Price (£) per sqft: **£278.71**



**3 bedroom villa for sale** [+ Add to report](#)

207 Calder Road, Parkhead, EH11 4RG

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

Marketed from 28 Jul 2024 to 2 Oct 2024 (65 days) by Deans Properties, Newington


This generously proportioned double upper with lovely views to the Pentland Hills is located in P...

**£210,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £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**

Marketed from 5 Dec 2022 to 14 Dec 2022 (8 days) by Your Move, Livingston

£1,000 pcm



[View floor plan](#)


3 Bedroom 1st Floor Apartment | LRN: 418982/400/04215 | EPC = C / Council Tax = E | LARN: 1806014...

**Sold price history:** [View](#)

04/06/2015	£142,000
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**EPC:** [View](#)

(Approx.) Sqft: **883 sq ft** Price (£) per sqft: **£1.13**



### 3 bedroom detached house

+ Add to report

Meadowbank Road, Kirknewton, EH27

**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


# 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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Broomhouse Square, Edinburgh, EH11 3RS

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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