

LET PROPERTY PACK

INVESTMENT INFORMATION

Toronto Avenue,
Livingston, EH54 6BW

211844090

 www.letproperty.co.uk





Property Description

Our latest listing is in Toronto Avenue, Livingston, EH54 6BW

Get instant cash flow of **£672** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

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

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



Toronto Avenue,
Livingston, EH54 6BW

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Property Key Features

3 Bedroom

1 Bathroom

Spacious Room

Well maintained

Factor Fees: £160 per annum

Ground Rent: TBC

Lease Length: TBC

Current Rent: £672

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £672 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£672	£900
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£13 per month	
Ground Rent	TBC	
Letting Fees	£67.20	£90.00
Total Monthly Costs	£472.83	£495.63
Monthly Net Income	£199.18	£404.38
Annual Net Income	£2,390.10	£4,852.50
Net Return	6.01%	12.21%

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 **£3,052.50**
Adjusted To

Net Return **7.68%**

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


Annual Net Income **£2,977.50**
Adjusted To

Net Return **7.49%**

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 £130,000.




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

Vancouver Avenue, Livingston, West Lothian, EH54

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Jul 2024 to 23 Sep 2024 (73 days) by Slater Hogg & Howison, Livingston

£130,000



[View floor plan](#)


Ground Floor Flat | 3 Bedrooms | Living/Dining Room | Kitchen | Shower Room | Private Garden | AI...

Sold price history: [View](#)

04/06/2021 £47,500

EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (£) per sqft: **£170.10**



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

Quebec Avenue, Howden, Livingston EH54 6BT


NO LONGER ADVERTISED **SOLD STC**

Marketed from 8 Aug 2023 to 17 Nov 2023 (100 days) by Remax Property, West Lothian

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**.



3 bedroom flat + Add to report

Preston Crescent, Linlithgow

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 May 2024 to 9 May 2024 (7 days) by Slater Hogg & Howison Lettings, Falkirk

Great condition upper cottage flat | Unfurnished | Freshly repainted/new carpets | Spacious loung...


£900 pcm

Sold price history: [View](#)

19/10/2006	£98,000
29/07/2003	£12,450

EPC: [View](#)

(Approx.) Sqft: **883 sq ft** Price (£) per sqft: **£1.02**



3 bedroom flat + Add to report

Turnhouse Road, Edinburgh, EH12

NO LONGER ADVERTISED

Marketed from 2 Apr 2024 to 9 May 2024 (36 days) by Lowther Homes, Scotland

£900 pcm

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

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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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