

# LEITH X 9 PORTFOLIO

Fully let residential portfolio comprising of 9 properties  
based in and around Leith, Edinburgh

 **Portolio**  
THE LANDLORD'S ESTATE AGENT

# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## LEITH, EDINBURGH

- 9 properties in Leith
- Majority are tenanted, all fully compliant
- Once fully let, the portfolio will produce an instant income of £88,200 pa
- This is a current gross yield of 7.1%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £1,450,000
- Offers are invited at a fixed price of £1,240,000
- Future rental income is £102,600 pa, representing a future gross yield of 8.3%
- Surveys available for all properties



# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

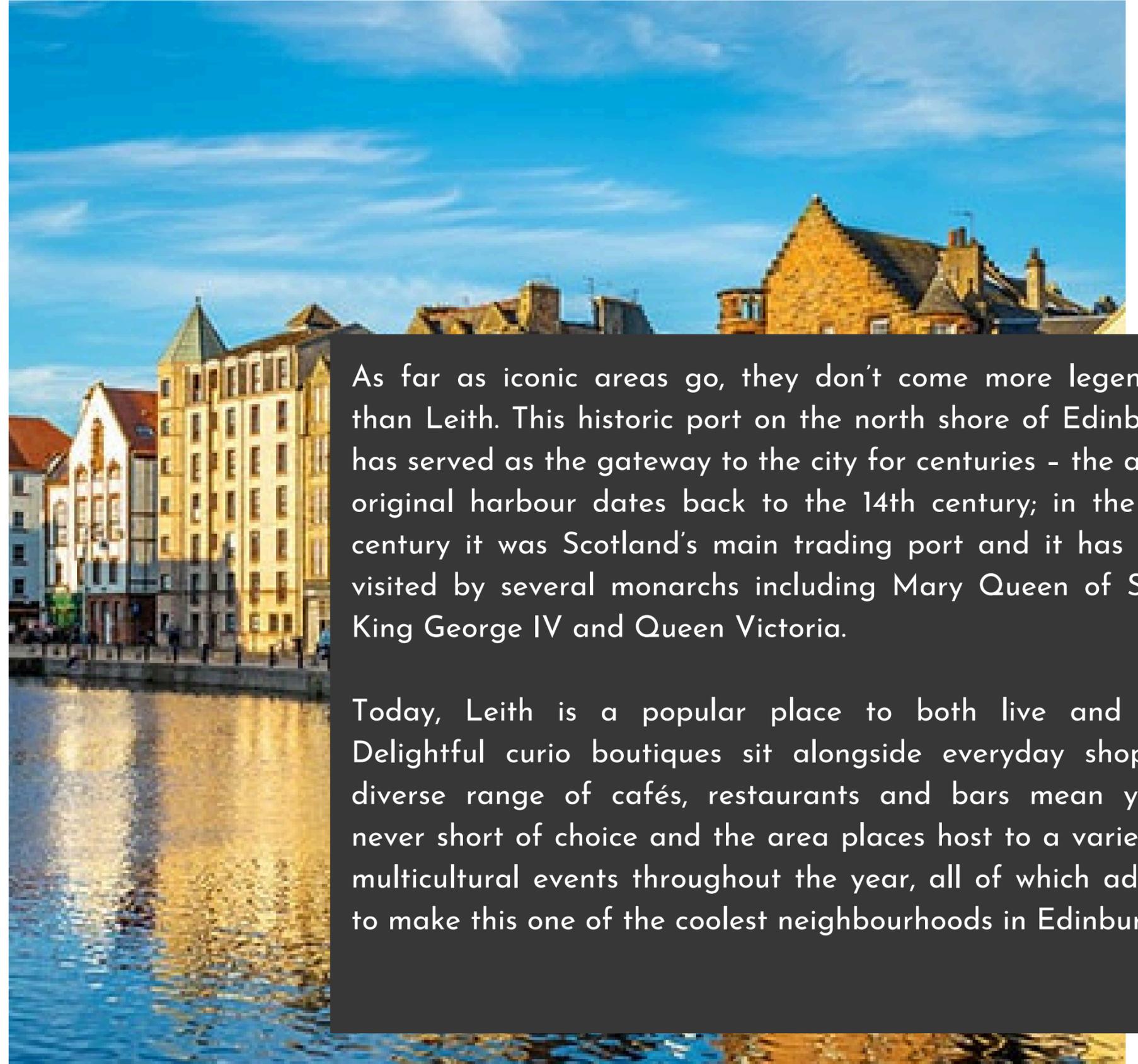
| Street                              | Postcode | Type           | No. of beds | EPC Band | Current Rental PA | Market Rental PA | Gross Yield Current PA | Gross Yield Market PA | Desktop Valuation | Offer Price |
|-------------------------------------|----------|----------------|-------------|----------|-------------------|------------------|------------------------|-----------------------|-------------------|-------------|
| 7A South Fort Street, Edinburgh     | EH6 4DL  | Flat           | 2           | C        | £12,000           | £15,300          | 7.0%                   | 8.9%                  | £200,000          | £171,000    |
| 15 Portland Street, Edinburgh       | EH6 4SX  | Flat           | 1           | F        | £8,400            | £10,500          | 4.9%                   | 6.1%                  | £200,000          | £171,000    |
| 153 2F2 Restalrig Road, Edinburgh   | EH7 6HW  | Low rise block | 3           | D        | £14,400           | £14,400          | 10.2%                  | 10.2%                 | £165,000          | £141,075    |
| 109/3 Broughton Road, Edinburgh     | EH7 4EQ  | Flat           | 1           | D        | £9,000            | £10,800          | 7.5%                   | 9.0%                  | £140,000          | £119,700    |
| Springfield Building GF1, Edinburgh | EH6 5EG  | Flat           | 1           | E        | £8,400            | £10,200          | 7.0%                   | 8.5%                  | £140,000          | £119,700    |
| 7 Albert Street GF2, Edinburgh      | EH7 5HL  | Flat           | 1           | E        | £8,400            | £9,600           | 6.0%                   | 6.8%                  | £165,000          | £141,075    |

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|-------------------------------|----------|------|-------------|----------|-------------------|------------------|------------------------|-----------------------|-------------------|-------------|
| 226 BF1 Leith-walk, Edinburgh | EH6 5EQ  | Flat | 1           | C        | £9,600            | £10,800          | 8.0%                   | 9.0%                  | £140,000          | £119,700    |
| 41 2F2 Ferry Road, Edinburgh  | EH6 4AF  | Flat | 1           | E        | £9,600            | £11,400          | 7.5%                   | 8.9%                  | £150,000          | £128,250    |
| 23/17 Albert Street Edinburgh | EH7 5LH  | Flat | 1           | E        | £8,400            | £9,600           | 6.5%                   | 7.5%                  | £150,000          | £128,250    |
|                               |          |      |             |          | £88,200           | £102,600         | 7.1%                   | 8.3%                  | £1,450,000        | £1,240,000  |

# ABOUT LEITH



As far as iconic areas go, they don't come more legendary than Leith. This historic port on the north shore of Edinburgh has served as the gateway to the city for centuries - the area's original harbour dates back to the 14th century; in the 18th century it was Scotland's main trading port and it has been visited by several monarchs including Mary Queen of Scots, King George IV and Queen Victoria.

Today, Leith is a popular place to both live and visit. Delightful curio boutiques sit alongside everyday shops; a diverse range of cafés, restaurants and bars mean you're never short of choice and the area places host to a variety of multicultural events throughout the year, all of which add up to make this one of the coolest neighbourhoods in Edinburgh.



**MONI TAGORE**

SALES AGENT



### ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, in service to the private rented sector and as an estate agent.

### GET IN TOUCH

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