

**Comparable Report for HMO/Corporate/Student Festival Lets.**

We would envisage that a number of the properties contained within the portfolio that are HMO let/Student Lets would be able to be let for the Edinburgh Festival, therefore increasing the rental yield for the prospective investors. Properties could achieve between **£3,000** and **£6,500pcm** during the festival for the full month. Evidence would suggest that properties in this area have let extremely quickly for the month of August historically and at a good rental level, and we would expect this to continue in the festival period of 2017. Typically, we would let the property to theatre companies, production companies and the like. People here to work for the full month ensuring full occupation.

**Ben Property** 3 Manor Place, Edinburgh, EH3 7DH T: 0131 271 5000

enquiries@benproperty.co.uk www.benproperty.co.uk

Ben Property is the trading name of Ben Property Management Limited which is a wholly owned subsidiary of Mackenzie Kerr Holdings Limited Registered Number: SC346545 Registered Office: 3 Manor Place, Edinburgh, EH3 7DH

**Thirlestane Road, Marchmont, Edinburgh.**

Furnished five bedroomed property.

Flat comprises a designer kitchen, spacious lounge with smart TV and five double bedrooms. Property benefits from a gas boiler and Wi-Fi can be used throughout the property.

**£6,500pcm.** Currently on the market with Ben Property.

**5 bed flat - available 28/07/17**

Thirlestane Road, Marchmont, Edinburgh EH9

**£1625 pw**

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**Strathearn Road, Marchmont, Edinburgh.**

Furnished four double bed roomed flat in close proximity to many Fringe venues. Property comprises of four good-sized bedrooms, large, well-equipped dining kitchen with modern appliances and a bathroom with electric shower. Property is complete with gas central heating and shared garden access.

**£4,000pcm.** Was let by Ben Property during the Fringe 2016 for £3,900pcm.

**4 bed flat - available 28/07/17**

Strathearn Road, Marchmont, Edinburgh EH9

**£1000 pw**

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**Arden Street, Marchmont, Edinburgh.**

Furnished four double bed roomed flat.

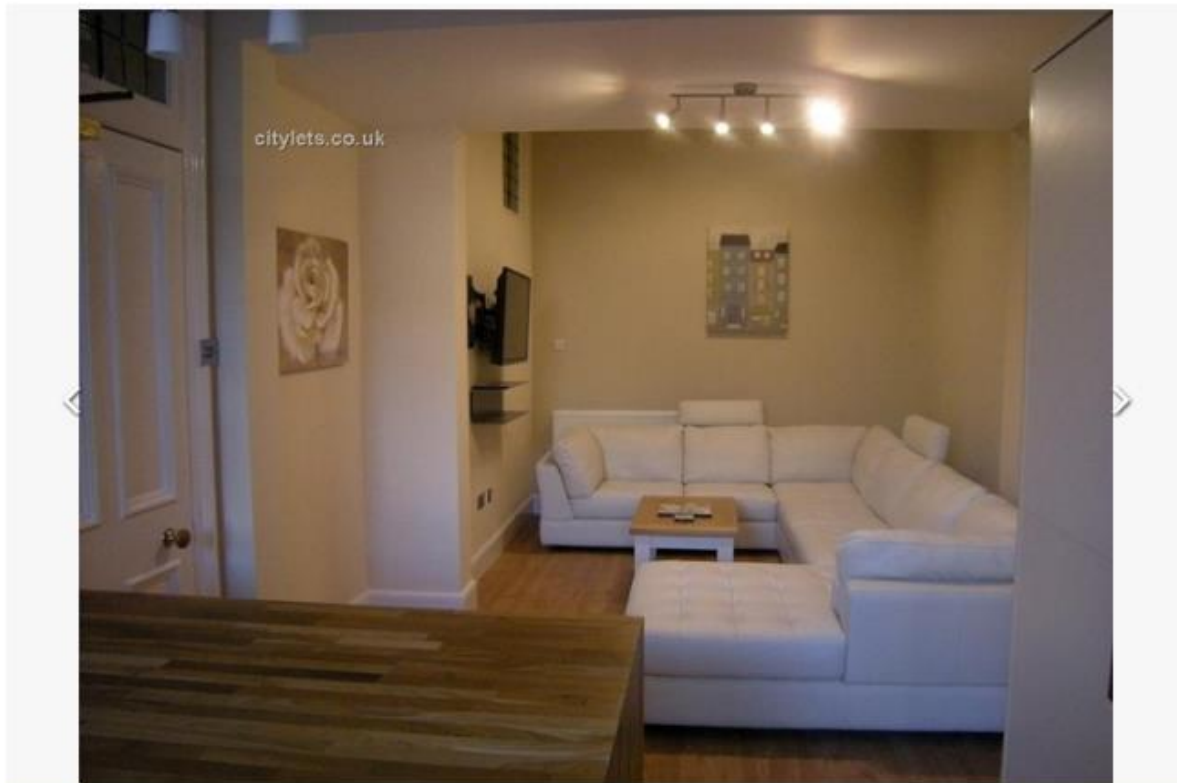
Property benefits from kitchen with dishwasher and washing machine, large lounge with smart TV and four double bedrooms. Flat also has double glazing and there is Wi-Fi throughout the property. **£5,500pcm.** Currently on the market with Ben Property.

**4 bed flat - available 28/07/17**

Arden Street, Marchmont, Edinburgh EH9

**£1375 pw**

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**Arden Street, Marchmont, Edinburgh.**

Furnished four double bed roomed flat with double boxroom.  
 Property comprises a living room with TV and Virgin cable, well-equipped kitchen with modern appliances, bedrooms with plenty of storage space and a bathroom with bath and electric shower.  
 Property further benefits from gas central heating and WI- Fi broadband as well as a shared garden.  
**£5,000pcm.** Was let by Ben Property during the Fringe festival 2016 for £5,000pcm.

**5 bed flat - available 28/07/17**

Arden Street, Marchmont, Edinburgh EH9

**£1250 pw**

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**Arden Street, Marchmont, Edinburgh.**

Furnished three bedroom flat in Marchmont.

This property consists of three double bedrooms, well-equipped kitchen with an open plan living area adjoined, dining area and a bathroom with a shower. Property furtherer benefits from wi-fi and gas central heating.

**£3,400pcm.** A let was secured in the second quarter of 2017.

**3 bed flat - NOW LET**

Arden Street, Marchmont, Edinburgh EH9

**£850 pw**

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**Argyle Place, Marchmont, Edinburgh.**

Furnished first floor flat.

This property consists of a large living room, well-equipped breakfasting kitchen, three double bedrooms and a bathroom with shower. Property also benefits from easy access to the Meadows and the main Fringe venues, as well as many other amenities.

**£3,256pcm.** A let was secured in the second quarter of 2017.

**3 bed flat - NOW LET**

Argyle Place, Marchmont, Edinburgh EH9

**£814 pw**

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**Argyle Park Terrace, Marchmont, Edinburgh.**

Furnished three bedroom flat in the Marchmont area.

Property comprises three double bedrooms, fully-fitted kitchen with modern appliances, spacious living room and a stylish bathroom. Property is within close proximity to many of the main Fringe venues and further benefits from wi-fi and TV.

**£3,000pcm.** A let was secured by Ben Property for the 2017 Fringe festival.

**3 bed flat - available 03/07/17**

Argyle Park Terrace, Marchmont, Edinburgh EH9

**£750 pw**

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### Market Commentary.

Judging by the preceding evidence, it is clear that festival properties in the Marchmont/ Newington and Bruntsfield areas of Edinburgh are in high demand. These properties are in close proximity to many of the Fringe's main venues, and therefore, it is expected that in 2017 and beyond, these properties will let quickly and at a good rental level. This therefore will increase the passing yield on the property and its investment potential.

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