

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Links View, Linksfield Rd,  
Aberdeen AB24 5RG

192706058

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Links View, Linksfield Rd, Aberdeen AB24 5RG

Get instant cash flow of **£750.00** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**With an Aberdeen City Centre location and a rewarding potential rental income, this could be the perfect addition to an investors portfolio!**

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



Links View, Linksfield Rd,  
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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Allocated Parking Space**

**Factor Fees: £80.00**

**Current Rent: £750**

**Market Rent: £800**



# 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	<b>£31,250.00</b>
Stamp Duty ADS @ 6%	<b>£7,500.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£39,750.00</b>



# Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£750.00	£800
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Letting Fees	£75.00	£80.00
<b>Total Monthly Costs</b>	<b>£560.63</b>	<b>£565.63</b>
<b>Monthly Net Income</b>	<b>£189.38</b>	<b>£234.38</b>
<b>Annual Net Income</b>	<b>£2,272.50</b>	<b>£2,812.50</b>
<b>Net Return</b>	<b>5.72%</b>	<b>7.08%</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      **£1,212.50**  
Adjusted To

Net Return                      **3.05%**

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

Annual Net Income      **£937.50**  
Adjusted To

Net Return                      **2.36%**

# 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 £115,000.00.

 Floorplan



**£124,000**

## 2 bedroom flat for sale

19 Links View Linksfield Road, , Aberdeen, AB24 5RG

NO LONGER ADVERTISED

### Key features

Exceptionally Spacious Two Bedroom Second Floor Flat. Desirable location minutes from City Centre and University.

Marketed from 11 Apr 2019 to 27 Nov 2020 (596 days) by McEwan Fraser Legal, Aberdeen

+ Add to report

 Floorplan



**£116,000**

## 2 bedroom flat for sale

58 Links View Linksfield Road, Aberdeen, AB24 5RG

NO LONGER ADVERTISED

### Key features

a quality two-bedroom flat introduced to the market in walk-in condition (available now)

Marketed from 1 Dec 2021 to 17 Jan 2023 (411 days) by McEwan Fraser Legal, Aberdeen

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825.00 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom flat

95 Ardarroch Road, Aberdeen, AB24 5QS

**NO LONGER ADVERTISED**

### Key features

Close to city centre | Fully Furnished | Gas Central Heating | Double Glazing | Deposit of one month's rent required | CT: D | ENTRY: BY ...

Marketed from 30 Sep 2022 to 12 Oct 2022 (12 days) by Homeguard Leasing, Aberdeen

+ Add to report



## 2 bedroom flat

Merkland Lane, Old Aberdeen, Aberdeen, AB24

**NO LONGER ADVERTISED**

### Key features

\* Landlord Registration111072/100/04520

Marketed from 10 May 2023 to 17 May 2023 (7 days) by Stonehouse Lettings, Aberdeen






+ Add to report



# 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**
-  Current term of tenancy: **0-2 years**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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](http://www.letproperty.co.uk)

Links View, Linksfield Rd, Aberdeen AB24  
5RG

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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