

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shielhill Grove, Aberdeen,  
AB23 8JY

194927837

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





## Property Description

Our latest listing is in Shielhill Grove, Aberdeen, AB23 8JY

Get instant cash flow of **£750.00** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**With an Aberdeen City Centre location that allows for easy access to countless amenities and a long term tenant currently situated, this could be the perfect addition to an investors portfolio!**

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



Shielhill Grove, Aberdeen,  
AB23 8JY

194927837



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Three Piece Bathroom**

**Factor Fees: £8.33**

**Current Rent: £750.00**

**Market Rent: £1,250**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 210,000.00

25% Deposit	£52,500.00
Stamp Duty ADS @ 6%	£12,600.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£66,100.00</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

£ 1,250

Returns Based on Rental Income	£750.00	£1,250
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£8.33	
Letting Fees	£75.00	£125.00
<b>Total Monthly Costs</b>	<b>£754.58</b>	<b>£804.58</b>
<b>Monthly Net Income</b>	<b>-£4.58</b>	<b>£445.42</b>
<b>Annual Net Income</b>	<b>-£54.96</b>	<b>£5,345.04</b>
<b>Net Return</b>	<b>-0.08%</b>	<b>8.09%</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      **£2,845.04**  
Adjusted To

Net Return                      **4.30%**

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

Annual Net Income      **£2,195.04**  
Adjusted To

Net Return                      **3.32%**

# 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 £230,000.00.



### 3 bedroom end of terrace house for sale

Shielhill Crescent, Bridge of Don, Aberdeen

NO LONGER ADVERTISED

#### Key features

\*Guide Price £230,000 - £250,000\* | Spacious End Terrace House | Three Good Sized Bedrooms | Master En-Suite | Large Living Space | Modern ...

Marketed from 7 Jul 2021 to 2 Dec 2021 (147 days) by Express Estate Agency, Nationwide

+ Add to report



### 3 bedroom end of terrace house for sale

Leuchlands Walk, Bridge of Don, Aberdeen, Aberdeen

NO LONGER ADVERTISED

#### Key features

Modern End Terraced Villa | Walk-In Condition | Three Bedrooms | Sitting Room | Modern Fitted Dining Kitchen | Family Bathroom and One Separate ...

Marketed from 31 Mar 2022 to 6 Sep 2022 (158 days) by Springbok Properties, Nationwide

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

## 3 bedroom semi-detached house

Hareburn Road, Bridge Of Don

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Video walk-through - Click on link above | Modern Throughout | Recently refreshed | Local ameniti...

SOLD PRICE HISTORY



£1,200 pcm

## 3 bedroom detached house

Buckie Avenue, Bridge Of Don, Aberdeen, AB22

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1758271

Marketed from 7 Jul 2023 to 12 Jul 2023 (5 days) by OpenRent, London

# 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: **4 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)

Shielhill Grove, Aberdeen, AB23 8JY

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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