

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Berrywell Place Dyce,  
Aberdeen, AB21

200433676

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





## Property Description

Our latest listing is in Berrywell Place Dyce, Aberdeen, AB21

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Berrywell Place Dyce,  
Aberdeen, AB21

200433676



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Rear Garden Space**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: VACANT**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£32,000.00</b>

# Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 900

<b>Returns Based on Rental Income</b>	<b>£900</b>
Mortgage Payments on £75,000.00 @ 4%	<b>£250.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£355.00</b>
<b>Monthly Net Income</b>	<b>£545.00</b>
<b>Annual Net Income</b>	<b>£6,540.00</b>
<b>Net Return</b>	<b>20.44%</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      **£4,740.00**  
Adjusted To

Net Return                      **14.81%**

**If Interest Rates increased by £2.00% (from 4% to £6.00%)**

Annual Net Income      **£5,040.00**  
Adjusted To

Net Return                      **15.75%**

# 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 £170,000.



£165,000



## 2 bedroom apartment for sale

9, Station Road, Dyce, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED

Spacious lower apartment | Generous garden grounds | High specification within | Highly regarded ...

### SOLD PRICE HISTORY

7 Sep 2021	£170,000
9 Aug 2013	£195,000



£100,000



## 2 bedroom flat for sale

Victoria Street, Aberdeen

+ Add to report

NO LONGER ADVERTISED

Virtual Tour and Video Tour Available \*\*\*\*\*£25K UNDER BELOW HOME REPORT VALUE\*\*\*\*\*Furnit...

### SOLD PRICE HISTORY

4 Sep 2012	£110,000
20 May 2003	£55,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 2 bedroom flat

Stoneywood Brae, Aberdeen, Aberdeenshire, AB21

+ Add to report

NO LONGER ADVERTISED

South facing large Penthouse balcony | Relax or work in the spacious lounge area |  
Country walks...

Marketed from 10 Jun 2022 to 23 Nov 2023 (531 days) by Dandara Living, Forbes Place



£1,250 pcm

## 2 bedroom flat

Stoneywood Brae, Aberdeen, Aberdeenshire, AB21

+ Add to report

NO LONGER ADVERTISED



Dine or unwind on our large balconies | Relax or work in the spacious lounge area |  
Country wal...

Marketed from 8 Apr 2022 to 16 Nov 2023 (587 days) by Dandara Living, Forbes Place

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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)

Berrywell Place Dyce, Aberdeen, AB21

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.



**LETPROPERTY**