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## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

King Street Aberdeen, AB24

200668002

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## **Property** Description

Our latest listing is in King Street Aberdeen, AB24

Get instant cash flow of £680 per calendar month with a 10.2% Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...

#### **LETPR®PERTY**





#### King Street Aberdeen, AB24

200668002

Property Key Features

2 Bedrooms

1 Bathroom

Double glazed windows Garden grounds Factor Fees: £65.00 Ground Rent: N/A Lease Length: N/A Current Rent: £680 Market Rent: £700













## Bedrooms





## Bathroom





## Exterior



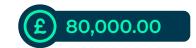






Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

#### **PROPERTY VALUATION**

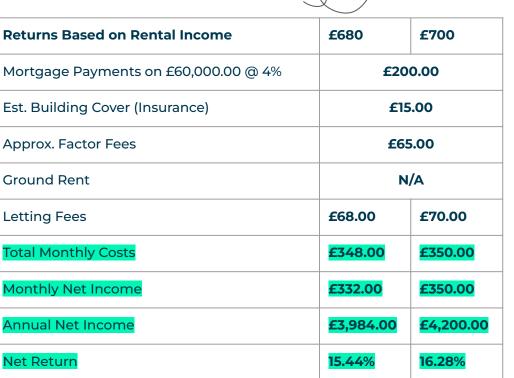


25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

## **Projected** Investment Return



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. The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is  $\bigcirc$ 







### Return Stress Test Analysis Report





## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,800.00** Adjusted To

Net Return

10.85%

If Interest Rates increased by £2.00% (from 4% to £6.00%) Annual Net Income £3,000.00 Adjusted To

Net Return

11.63%

### 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 £182,599.

	2 bedroom flat for sale King Street, Aberdeen, AB24	+ Add to report
	NO LONGER ADVERTISED	
	Excellent rental property   Potential yield of 14%	b if achieved for guide price
50,000	Marketed from 22 Apr 2021 to 19 May 2021 (26 days) by Gr	reen Door Properties, Edinburgh
	2 bedroom ground floor flat for sale 255 King Street, Aberdeen, AB24 5AH NO LONGER ADVERTISED	+ Add to report
	Upgraded ground floor flat with two double bed space.	drooms and includes private parking
147,000	SOLD PRICE HISTORY	
[-] Floorplan	28 Sep 2015 23 Sep 2003	£135,000 £77,000

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.





£1,050 pcm

	NO LONGER ADVERTISED LET AGREED
	* Executive apartment   * Newly refurbished throughout   * Unfurnished   * Council tay band: C
N.	

Marketed from 17 Jan 2023 to 3 Mar 2023 (45 days) by DJ Alexander, Aberdeen

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





Standard Tenancy Agreement In Place: **YES** 





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.



Current term of tenancy: **0 - 2 years** 

Payment history: On time for length of tenancy



# 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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#### King Street Aberdeen, AB24

#### PROPERTY ID: 12345678