

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirk Brae Cults, Aberdeen,
AB15 9SQ

200350631

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirk Brae Cults, Aberdeen, AB15 9SQ

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** 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...



Kirk Brae Cults, Aberdeen,
AB15 9SQ

200350631



Property Key Features

2 bedrooms

1 Bathroom with WC

Double glazed windows

Garden ground

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £850

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,150

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.



Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£631.25	£661.25
Monthly Net Income	£218.75	£488.75
Annual Net Income	£2,625.00	£5,865.00
Net Return	4.84%	10.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,565.00**
Adjusted To

Net Return **6.58%**

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

Annual Net Income **£3,315.00**
Adjusted To

Net Return **6.12%**

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 £267,500.



2 bedroom flat for sale

Kirk Brae, Cults, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | Self Contained First Floor Apartment | Spacious Bathroom With Shower Over B...

£220,000

Floorplan

SOLD PRICE HISTORY

23 Nov 2010	£267,500
28 Jan 2002	£124,500

Marketed from 11 Feb 2019 to 14 Nov 2019 (275 days) by Purplebricks, covering Scotland



2 bedroom apartment for sale

358B North Deeside Road, Cults, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

1 reception room. 2 bedrooms | Attractive ground floor 2 bed/ 1 en-suite apartment | Beautifully ...

£250,000

Floorplan

Marketed from 28 Sep 2022 to 12 Dec 2022 (74 days) by Galbraith, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,885 based on the analysis carried out by our letting team at **Let Property Management**.



£1,885 pcm

2 bedroom retirement property

Landale Court, Chapelton, Stonehaven, AB39

NO LONGER ADVERTISED

24h Careline | Bar | Guest Suite | Landscaped Garden | Residents Lounge | Craft Room | Gym | On-s...

Marketed from 6 Aug 2021 to 27 Apr 2023 (628 days) by Girlings Retirement Rentals, Bath

+ Add to report



£1,887 pcm

2 bedroom retirement property

Landale Court, Chapelton, Stonehaven, AB39

NO LONGER ADVERTISED

24h Careline | Bar | Guest Suite | Landscaped Garden | Residents Lounge | Craft Room | Gym






Marketed from 6 Aug 2021 to 27 Apr 2023 (628 days) by Girlings Retirement Rentals, Bath

+ 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 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

Kirk Brae Cults, Aberdeen, AB15 9SQ

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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