

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mossview New Pitsligo,  
Fraserburgh, AB43

200631437

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





## Property Description

Our latest listing is in Mossview New Pitsligo, Fraserburgh, AB43

Get instant cash flow of **£650** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Mossvie New Pitsligo,  
Fraserburgh, AB43

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## Property Key Features

**3 bedrooms**

**1 bathroom with WC**

**Double glazed window**

**Good condition**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £650**

**Market Rent: £950**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £110,000 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit	<b>£27,500.00</b>
Stamp Duty ADS @ 6%	<b>£6,600.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£35,100.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£650	£950
Mortgage Payments on £82,500.00 @ 5%	<b>£343.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£65.00</b>	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£423.75</b>	<b>£453.75</b>
<b>Monthly Net Income</b>	<b>£226.25</b>	<b>£496.25</b>
<b>Annual Net Income</b>	<b>£2,715.00</b>	<b>£5,955.00</b>
<b>Net Return</b>	<b>7.74%</b>	<b>16.97%</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      **£4,055.00**  
Adjusted To

Net Return                      **11.55%**

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

Annual Net Income      **£4,305.00**  
Adjusted To

Net Return                      **12.26%**

# 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 £125,000.



£120,000



## 4 bedroom semi-detached house for sale

High Street, Fraserburgh

+ Add to report

NO LONGER ADVERTISED

PRICE REDUCTION - 10K BELOW HOME REPORT VALUATION LOVELY FOUR BEDROOM GRANITE HOUSE IN ABERDEENSH...

SOLD PRICE HISTORY	
14 Apr 2023	£125,000
24 Jul 2018	£38,000
7 Jul 2003	£42,500



£125,000

## 2 bedroom semi-detached house for sale

Low Street, Fraserburgh

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Virtual Tour Available and Video Tour Available RE/MAX are delighted to offer for this well prese...

SOLD PRICE HISTORY	
12 Oct 2022	£122,000
29 Apr 2014	£88,650

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

### 3 bedroom semi-detached house

Canal Street, Aberdeen, AB24

NO LONGER ADVERTISED

+ Add to report

No Agent Fees | Only Available to Students | Property Reference Number: 1313236

Marketed from 2 Feb 2022 to 10 Mar 2022 (35 days) by OpenRent, London



£1,200 pcm

### 3 bedroom terraced house

Clifton Road, Hilton, Aberdeen, AB24

NO LONGER ADVERTISED

+ Add to report

Double glazing | Shower | Washing machine | Tumble dryer | Dishwasher | Television |  
Fridge Freezer

#### SOLD PRICE HISTORY

16 May 2019






£187,000



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

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)

Mossview New Pitsligo, Fraserburgh, AB43

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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