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LET PROPERTY PACK

INVESTMENT INFORMATION

Elmbank Terrace Aberdeen, AB24 3PD

198028417

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Elmbank Terrace Aberdeen, AB24 3PD

Get instant cash flow of £775 per calendar month with a 5.3% Gross Yield for investors.

This property has a potential to rent for $\pm 1,300$ which would provide the investor a Gross Yield of 8.9% 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...

LETPR®PERTY





Elmbank Terrace Aberdeen, AB24 3PD

198028417

3 bedroomFactor Fe2 bathroomGround RThree Piece BathroomLease LerEasy access to local amenitiesCurrent F

Property Key Features

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £775 Market Rent: £1,300

Lounge









Kitchen





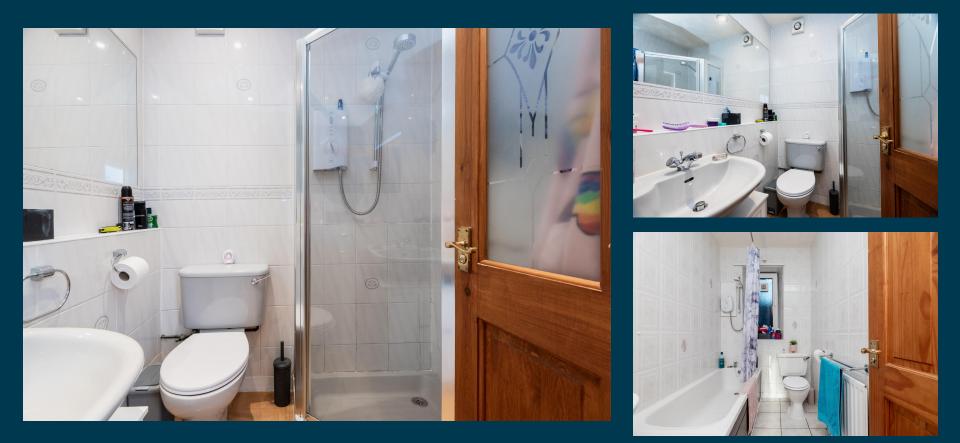
Bedrooms





Bathroom





Exterior







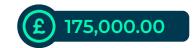






Figures based on assumed purchase price of £175,000 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
LBTT Charge	£600
Legal Fees	£1,000.00
Total Investment	£55,850.00

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 £775 per calendar month but the potential market rent is



Returns Based on Rental Income	£775	£1,300
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£77.50	£130.00
Total Monthly Costs	£639.38	£691.88
Monthly Net Income	£135.63	£608.13
Annual Net Income	£1,627.50	£7,297.50
Net Return	<mark>2.91%</mark>	13.07%



Return Stress Test Analysis Report





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

Annual Net Income **£4,697.50** Adjusted To

Net Return 8.41%

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

Annual Net Income **£4,672.50** Adjusted To

Net Return **8.37**%

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 £280,000.



£280,000

4 bedroom terrad	ed house for sale	+ Add to report
Belmont Road, At	erdeen AB25 3SR	+ Add to report
CURRENTLY ADVE	RTISED	
Key features		
Close to Excellent	Local Shops Close to Excellent Local Transport Links	
Very Popular Loca	tion Wonderful Family Home Call NOW 24/7 or book	
Marketed from 14 Dec	2022 by EweMove, Covering Scotland	
Sold price history		
17 Oct 2011	£285,000	
4 bedroom terra	iced house for sale	L. Addes were t
		+ Add to report



£240.000

bedroom terraced house for s	a
owis Terrace, Aberdeen, AB25	

NO LONGER ADVERTISED

Key features

Well Presented Mid Terrace House | Spacious Accommodation Throughout | Offered with No Onward Chain | Four Good Size Bedrooms | ...

Marketed from 4 Aug 2022 to 6 Sep 2022 (32 days) by Express Estate Agency, Nationwide

Sold price history

8 Jul 2014 £283,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

bedroom terraced house Jonnymuir Place, Midstocket, Aberdeen, AB15	+ Add to report
NO LONGER ADVERTISED	
Double glazing Shower Washing machine Fridge Freez	zer
SOLD PRICE HISTORY	
1 Dec 2023	£292,500
1 Feb 2010	£362,500

Marketed from 21 Sep 2023 to 17 Oct 2023 (26 days) by Northwood, Aberdeen



3 bedroom terraced house

May Baird Place, Aberdeen, AB25

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1844841

+ Add to report

Marketed from 26 Sep 2023 to 13 Oct 2023 (17 days) by OpenRent, London

£1,500 pcm

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: Moved in within the last 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

Elmbank Terrace Aberdeen, AB24 3PD

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.

