

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Elmbank Terrace  
Aberdeen, AB24 3PD

198028417

 [www.letproperty.co.uk](http://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 **£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...



Elmbank Terrace  
Aberdeen, AB24 3PD

198028417



## Property Key Features

**3 bedroom**

**2 bathroom**

**Three Piece Bathroom**

**Easy access to local amenities**

**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

£ 175,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 1,300

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
<b>Total Monthly Costs</b>	<b>£639.38</b>	<b>£691.88</b>
<b>Monthly Net Income</b>	<b>£135.63</b>	<b>£608.13</b>
<b>Annual Net Income</b>	<b>£1,627.50</b>	<b>£7,297.50</b>
<b>Net Return</b>	<b>2.91%</b>	<b>13.07%</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      **£4,697.50**  
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.

 Floorplan



£280,000

## 4 bedroom terraced house for sale

Belmont Road, Aberdeen AB25 3SR

CURRENTLY ADVERTISED

### Key features

Close to Excellent Local Shops | Close to Excellent Local Transport Links |  
Very Popular Location | 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

+ Add to report



£240,000

## 4 bedroom terraced house for sale

Powis 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

+ Add to report

# 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

### 3 bedroom terraced house

Bonnymuir Place, Midstocket, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer

#### 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



£1,500 pcm

### 3 bedroom terraced house

May Baird Place, Aberdeen, AB25

+ Add to report

NO LONGER ADVERTISED

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

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

# 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: **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](http://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.



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