

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Swan Road Ellon, AB41  
9FQ

195278755

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





## Property Description

Our latest listing is in Swan Road Ellon, AB41 9FQ

Get instant cash flow of **£600** per calendar month with a **6.5%** 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 location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Swan Road Ellon, AB41  
9FQ

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Well kept flat**

**Close proximity to valuable  
amenities**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £600**

**Market Rent: £950**

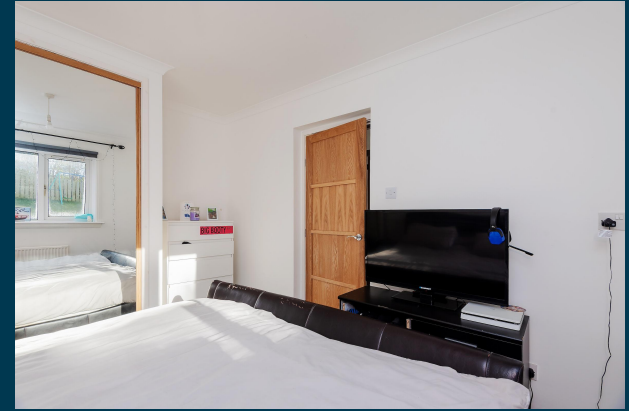
# Lounge



# 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 £600 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£600	£950
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£60.00	£95.00
<b>Total Monthly Costs</b>	<b>£418.75</b>	<b>£453.75</b>
<b>Monthly Net Income</b>	<b>£181.25</b>	<b>£496.25</b>
<b>Annual Net Income</b>	<b>£2,175.00</b>	<b>£5,955.00</b>
<b>Net Return</b>	<b>6.20%</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 £112,500.

Floorplan



£112,500

## 2 bedroom flat for sale

19 Swan Road, Ellon, Aberdeenshire, AB41 9FQ

NO LONGER ADVERTISED

### Key features

VIRTUAL VIEWINGS AVAILABLE Well presented two bedroom, self-contained, ground floor flat is available for sale in the Ellon area in ...

Marketed from 5 Apr 2021 to 5 Apr 2021 by Thistles Estate Agents, Covering Elgin

### Sold price history

24 Jun 2014	£125,000
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+ Add to report



£95,000

## 2 bedroom flat for sale

Swan Place, Ellon, Aberdeenshire

NO LONGER ADVERTISED SOLD STC

### Key features

2 Bedrooms | Well Presented | Close to Amenities in Ellon | Ideal for Commuters Aberdeen | Gas Central Heating and Double Glazing | Shared ...

Marketed from 13 Sep 2019 to 25 Jan 2021 (499 days) by Express Estate Agency, Nationwide

### Sold price history

3 Feb 2021	£98,000
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+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

## 2 bedroom penthouse

Beechgrove Avenue, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED

Central Heating | Double Glazing | Private Parking | Shower | Dish Washer | Washing Machine | Mic...

Marketed from 31 Jan 2023 to 8 Mar 2023 (35 days) by Aberdeen Property Leasing, Aberdeen



£2,150 pcm

## 2 bedroom flat

78 Beechgrove Terrace, Aberdeen, AB15 2PJ

+ Add to report

NO LONGER ADVERTISED

Superb rural location | Oil heating | Double Glazing | Conservatory | Enclosed gardens | CT: E |...

### SOLD PRICE HISTORY

17 Jun 2021	£255,500
10 Apr 2013	£283,000
27 May 2011	£230,000

# 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: **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)

Swan Road Ellon, AB41 9FQ

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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