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OF

LET PROPERTY PACK

INVESTMENT INFORMATION

Castle Court Ellon, AB41 9JY

202687076

(www.letproperty.co.uk





Property Description

Our latest listing is in Castle Court Ellon, AB41 9JY

Get instant cash flow of £650 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for £1,300 which would provide the investor a Gross Yield of 9.8% 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...

LETPR®PERTY





Castle Court Ellon, AB41 9JY

202687076

Property Key Features

2 bedrooms

1 bathroom

Modern Kitchen

Close proximity to valuable amenities

Factor Fees: £79.00 Ground Rent: N/A Lease Length: N/A Current Rent: £650 Market Rent: £1,300







Kitchen





Bedrooms





Bathroom











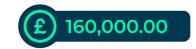






Figures based on assumed purchase price of £160,000 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£50,900.00

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 £650 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£650	£1,300
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£79.00	
Ground Rent	N/A	
Letting Fees	£65.00	£130.00
Total Monthly Costs	£659.00	<mark>£724.00</mark>
Monthly Net Income	<mark>-£9.00</mark>	£576.00
Annual Net Income	-£108.00	£6,912.00
Net Return	<mark>-0.21%</mark>	<mark>13.58%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£4,312.00** Adjusted To

Net Return 8.47%

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

Annual Net Income **£4,512.00** Adjusted To

Net Return 8.86%

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 £235,000.



Marketed from 8 Nov 2022 to 20 Mar 2023 (132 days) by Purplebricks, covering Aberdeen





£205,000

£235,000

3 bedroom terraced house for sale

Caroline's Wynd, Ellon

NO LONGER ADVERTISED SOLD STC

Double Glazing | Gas Central Heating | Enclosed Garden | En-suite | Garage | Modern Family Home ...

+ Add to report

+ Add to report

Marketed from 22 Sep 2020 to 29 May 2021 (248 days) by Yopa, Scotland & The North



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm



The Lodge, Western Road, Flat 4, Aberdeen, AB24 4DR

+ Add to report

NO LONGER ADVERTISED

Luxury 2 Bedroom Top Floor Apartment | Fully Furnished | Spacious Lounge with open plan Kitchen |...

Marketed from 6 Mar 2023 to 8 Mar 2023 (1 days) by Aberdeen Property Leasing, Aberdeen



£1,475 pcm

2 bedroom flat

The Lodge, Western Road, Flat 1, Aberdeen, AB24 4DR

+ Add to report

NO LONGER ADVERTISED

Recently completed luxury apartment | Lounge and Kitchen | Master Bedroom with En Suite | Unfurn...

Marketed from 17 May 2023 to 19 Jun 2023 (33 days) by Aberdeen Property Leasing, Aberdeen

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

Castle Court Ellon, AB41 9JY

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.

