

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Castle Court Ellon, AB41  
9JY

202687076

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



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## 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**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 160,000.00

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



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

£ 1,300

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
<b>Total Monthly Costs</b>	<b>£659.00</b>	<b>£724.00</b>
<b>Monthly Net Income</b>	<b>-£9.00</b>	<b>£576.00</b>
<b>Annual Net Income</b>	<b>-£108.00</b>	<b>£6,912.00</b>
<b>Net Return</b>	<b>-0.21%</b>	<b>13.58%</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      **£4,312.00**  
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.



£235,000



### 3 bedroom semi-detached house for sale

Blench Drive, Ellon, AB41

+ Add to report

NO LONGER ADVERTISED SOLD STC

THREE BEDROOM SEMI-DETACHED | MODERN FITTED KITCHEN | MODERN BATHROOM | ENSUITE SHOWER ROOM | G...

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



£205,000



### 3 bedroom terraced house for sale

Caroline's Wynd, Ellon

+ Add to report

NO LONGER ADVERTISED SOLD STC

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

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

## 2 bedroom flat

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

# 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)

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.



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