

LET PROPERTY PACK

INVESTMENT INFORMATION

Teal Street Ellon, AB41 9FP

203277656

 www.letproperty.co.uk





Property Description

Our latest listing is in Teal Street Ellon, AB41 9FP

Get instant cash flow of **£475** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Teal Street Ellon, AB41
9FP

203277656



Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £475

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£475	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£47.50	£90.00
Total Monthly Costs	£421.88	£464.38
Monthly Net Income	£53.13	£435.63
Annual Net Income	£637.50	£5,227.50
Net Return	1.74%	14.26%

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 **£3,427.50**
Adjusted To

Net Return **9.35%**

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

Annual Net Income **£3,502.50**
Adjusted To

Net Return **9.56%**

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 £170,000.



£170,000



2 bedroom semi-detached bungalow for sale

Widgeon Way, Ellon, AB41

+ Add to report

NO LONGER ADVERTISED SOLD STC

Semi-Detached | Two Bedrooms | Garden | Double Glazed | Central Heating | One Bathroom | Office...

SOLD PRICE HISTORY	
15 Jul 2021	£162,000

Marketed from 23 Nov 2020 to 28 May 2021 (185 days) by Purplebricks, covering Aberdeen



£160,000

4 bedroom end of terrace house for sale

Provost Davidson Drive, Ellon, Aberdeen, AB41

+ Add to report

NO LONGER ADVERTISED

Cul-de-sac Location | Walk in Condition | Modern Throughout | Garage

SOLD PRICE HISTORY	
15 Dec 2023	£160,000
17 Apr 2002	£70,000

Marketed from 19 Oct 2023 to 24 Oct 2023 (4 days) by Property Trader, Ayr

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**



Current term of tenancy: **4 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.



Teal Street Ellon, AB41 9FP

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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