

LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Aberdeen,
AB24 5SQ

200887728

 www.letproperty.co.uk





Property Description

Our latest listing is in King Street, Aberdeen, AB24 5SQ

Get instant cash flow of **£1,200** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **9.5%** 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...



King Street, Aberdeen,
AB24 5SQ

200887728



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £1,200

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
LBTT Charge	£400
Legal Fees	£1,000.00
Total Investment	£52,550.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,300



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.



Returns Based on Rental Income	£1,200	£1,300
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£120.00	£130.00
Total Monthly Costs	£650.63	£660.63
Monthly Net Income	£549.38	£639.38
Annual Net Income	£6,592.50	£7,672.50
Net Return	12.55%	14.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,072.50**
Adjusted To

Net Return **9.65%**

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

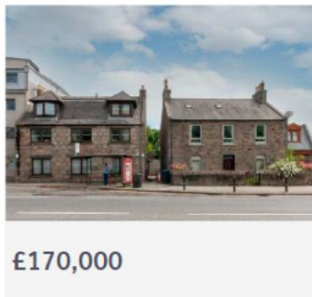
Annual Net Income **£5,197.50**
Adjusted To

Net Return **9.89%**

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

3 bedroom flat for sale

King Street, Old Aberdeen, Aberdeen, AB24

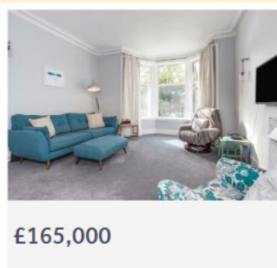
+ Add to report

NO LONGER ADVERTISED

£15k under Valuation! | Traditional Granite Double Upper Apartment | Close Proximity to Aberdeen ...

SOLD PRICE HISTORY

15 Dec 2008	£150,000
6 Jul 2006	£110,025



£165,000



Floorplan

2 bedroom flat for sale

King Street, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

****NEW REDUCED FIXED PRICE**** | Self Contained Ground Floor 2 Bedroom Flat | Walking Distance T...

SOLD PRICE HISTORY

20 Jul 2021	£159,100
23 May 2017	£160,000
18 Feb 2010	£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom flat

Regent Walk, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2005461

Marketed from 1 Mar 2024 to 19 Mar 2024 (18 days) by OpenRent, London



£1,350 pcm

3 bedroom flat

King Street, City Centre, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED LET AGREED

SITUATED WITHIN A DETACHED VILLA THIS THREE BED HMO IS ONLY MINUTES WALK FROM THE UNIVERSITY. Acc...

SOLD PRICE HISTORY

5 May 2022	£300,000
9 May 2014	£310,000
5 Aug 2004	£231,157

Marketed from 23 Jun 2023 to 10 Jul 2023 (16 days) by Capital Letters, Stirling

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

King Street, Aberdeen, AB24 5SQ

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.



LETPROPERTY