

LET PROPERTY PACK

INVESTMENT INFORMATION

Kinstair Farmhouse Alford,
AB33

202215068

 www.letproperty.co.uk





Property Description

Our latest listing is in Kinstair Farmhouse Alford, AB33

Get instant cash flow of **£500** per calendar month with a **2.5%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.0%** 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...



Kinstair Farmhouse
Alford, AB33

202215068



Property Key Features

4 bedrooms

2 bathrooms with WC

Stone Built, Slate Roof

Two Castles (Balflugh and Castle Forbes) in the View Towards Benachie

Factor Fees: £10.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £500

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £240,000 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 240,000.00

25% Deposit	£60,000.00
Stamp Duty ADS @ 6%	£14,400.00
LBTT Charge	£1,900
Legal Fees	£1,000.00
Total Investment	£77,300.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£500	£1,400
Mortgage Payments on £180,000.00 @ 5%	£750.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£10.00	
Ground Rent	N/A	
Letting Fees	£50.00	£140.00
Total Monthly Costs	£825.00	£915.00
Monthly Net Income	-£325.00	£485.00
Annual Net Income	-£3,900.00	£5,820.00
Net Return	-5.05%	7.53%

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 **£3,020.00**
Adjusted To

Net Return **3.91%**

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

Annual Net Income **£2,220.00**
Adjusted To

Net Return **2.87%**

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 £337,500.



£320,000



Floorplan

4 bedroom detached villa for sale

Burnbank View, Alford

NO LONGER ADVERTISED SOLD STC

IMMACULATE FAMILY HOME Virtual Tour Available We are delighted to have been instructed to market...

Marketed from 26 Feb 2021 to 23 Nov 2021 (269 days) by RE/MAX City and Shire, Aberdeen

+ Add to report



£315,000



Floorplan

4 bedroom detached house for sale

Kingsford, Alford

NO LONGER ADVERTISED SOLD STC

A rare opportunity has arisen to purchase a superb family home in a very sought after location j...

Marketed from 22 Dec 2020 to 27 Jul 2021 (216 days) by RE/MAX City and Shire, Aberdeen

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

4 bedroom detached house

Kesson Gardens, Westhill

+ Add to report

NO LONGER ADVERTISED LET AGREED

Video walk-through - Click on link above | Modern Throughout | Recently refreshed | Local ameniti...

Marketed from 7 Nov 2023 to 30 Jan 2024 (84 days) by Martin & Co, Aberdeen



£1,850 pcm

4 bedroom detached house

68 Dawson Dr, Westhill AB32 6NS

+ Add to report

NO LONGER ADVERTISED






Modern Family Home | Gas Central Heating | Double Glazing | Double Garage | CT: G | ENTRY: END J...

SOLD PRICE HISTORY

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: **5 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.



www.letproperty.co.uk

Kinstair Farmhouse Alford, AB33

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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