

# LET PROPERTY PACK

## INVESTMENT INFORMATION

King Street Aberdeen,  
AB24

193139922

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





## Property Description

Our latest listing is in King Street Aberdeen, AB24

Get instant cash flow of **£2,500** per calendar month with a **10%** Gross Yield for investors.

**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...**



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AB24

193139922



## Property Key Features

**6 bedrooms**

**2 bathrooms**

**Spacious Rooms**

**Rear Garden Space**

**Factor Fees: £0.00**

**Current Rent: £2,500**

# Lounge



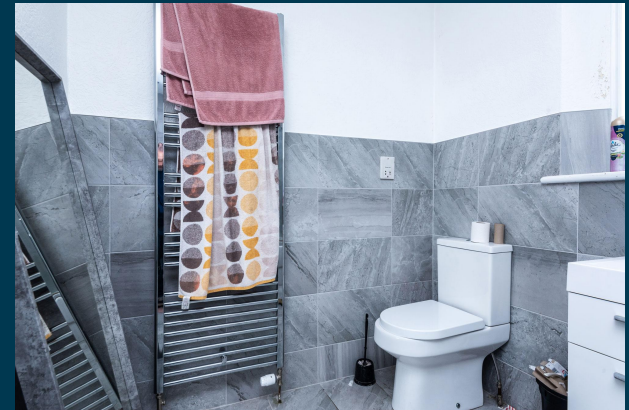
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 300,000.00

25% Deposit	£75,000.00
Stamp Duty ADS @ 6%	£18,000.00
LBTT Charge	£4,600
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£98,600.00</b>

# 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.



Returns Based on Rental Income	£2,500
Mortgage Payments on £195,000.00 @ 5%	£937.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£250.00
<b>Total Monthly Costs</b>	<b>£1,202.50</b>
<b>Monthly Net Income</b>	<b>£1,297.50</b>
<b>Annual Net Income</b>	<b>£15,570.00</b>
<b>Net Return</b>	<b>15.79%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£10,570.00**  
Adjusted To

Net Return                      **10.72%**

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

Annual Net Income      **£11,070.00**  
Adjusted To

Net Return                      **11.23%**

# 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 £300,000.



£300,000

## 5 bedroom terraced house for sale

King Street, Aberdeen

+ Add to report

NO LONGER ADVERTISED

We have pleasure in offering for sale this truly impressive FIVE BEDROOM DOUBLE UPPER PROPERTY at...

SOLD PRICE HISTORY



£230,000

## 4 bedroom flat for sale

King Street, Aberdeen, Aberdeen

+ Add to report

NO LONGER ADVERTISED

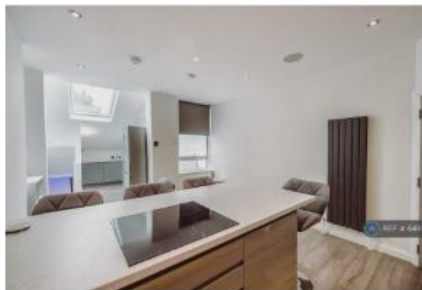
Split Level Upper Conversion | Landlord Ready and HMO In Place | Short Walk to the City Centre | ...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 5 bedroom terraced house

King Street, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 648568

Marketed from 13 Mar 2020 to 28 Mar 2020 (14 days) by OpenRent, London



£2,080 pcm

## 6 bedroom private halls

Coopers Court, Dunbar Street, Aberdeen, United Kingdom

+ Add to report

NO LONGER ADVERTISED

LET AGREED






Bike Parking | Cleaner | Contents Insurance | Dryer | Electric Stove | Entry Phone System  
| Femal...

Marketed from 29 Nov 2020 to 30 Nov 2020 (1 days) by Student Mundial, National

# 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: **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)

King Street Aberdeen, AB24

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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**