

LET PROPERTY PACK

INVESTMENT INFORMATION

Bucksburn, Aberdeen,
AB21 9LR

177155316

 www.letproperty.co.uk





Property Description

Our latest listing is in Bucksburn, Aberdeen, AB21 9LR

Get instant cash flow of **£700** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£864** which would provide the investor a Gross Yield of **12.2%** 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 be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



Bucksburn, Aberdeen,
AB21 9LR

177155316



Property Key Features

3 Bedroom

1 Bathroom

Spacious room

Large Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £864

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 864

Returns Based on Rental Income	£700	£864
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Free hold	
Letting Fees	£70.00	£86.40
Total Monthly Costs	£350.63	£367.03
Monthly Net Income	£349.38	£496.98
Annual Net Income	£4,192.50	£5,963.70
Net Return	15.33%	21.81%

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 **£4,235.70**
Adjusted To

Net Return **15.49%**

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

Annual Net Income **£4,688.70**
Adjusted To

Net Return **17.14%**

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 £129,995.



£129,995



3 bedroom apartment for sale

Auchmill Road, Bucksburn, Aberdeen

+ Add to report

NO LONGER ADVERTISED

***10K BELOW THE HOME REPORT VALUE!!!** MQ Estate Agents are delighted to present to the market ...

SOLD PRICE HISTORY	
5 Nov 2010	£91,000



£125,000



2 bedroom flat for sale

Cairnfield Place, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

TWO BEDROOM FLAT | MODERN FITTED KITCHEN | FLOOR TO CEILING WINDOWS | GAS CENTRAL HEATING | DOUBL...

SOLD PRICE HISTORY	
9 Nov 2022	£121,000

Rent Comparables Report



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



£900 pcm

3 bedroom flat

Miltonfold, Bucksburn, Aberdeen, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED

* Landlord Registration: 480572/100/14041 | * EPC Rating: C | * Council Tax Band: B | * Deposit:...

SOLD PRICE HISTORY



£895 pcm

3 bedroom flat

Auchmill Road, City Centre, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED

* Landlord Registration 249958/100/15491 | * Council Tax Band C

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: **2 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

Bucksburn, Aberdeen, AB21 9LR

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