

LET PROPERTY PACK

INVESTMENT INFORMATION

Seamont Road,
Aberdeen, AB25 1DY

212541238

 www.letproperty.co.uk





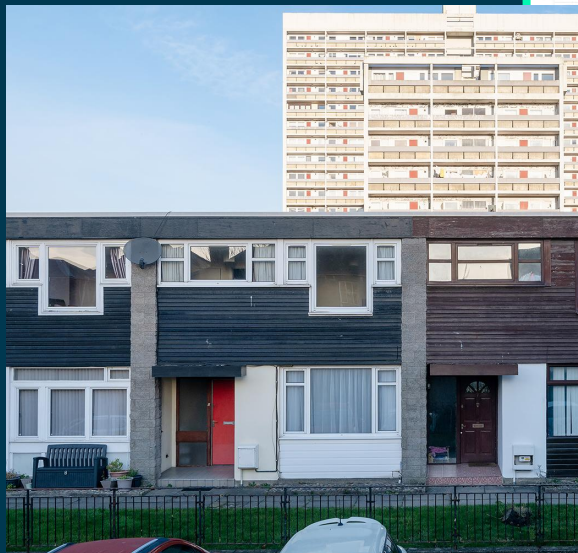
Property Description

Our latest listing is in Seamount Road, Aberdeen, AB25 1DY

Get instant cash flow of **£1,200** per calendar month with a **11.5%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Aberdeen, it will make for a reliable long term investment for an investor.

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



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Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Rooms

Spacious Lounge

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,200

Lounge



Kitchen



Bedrooms

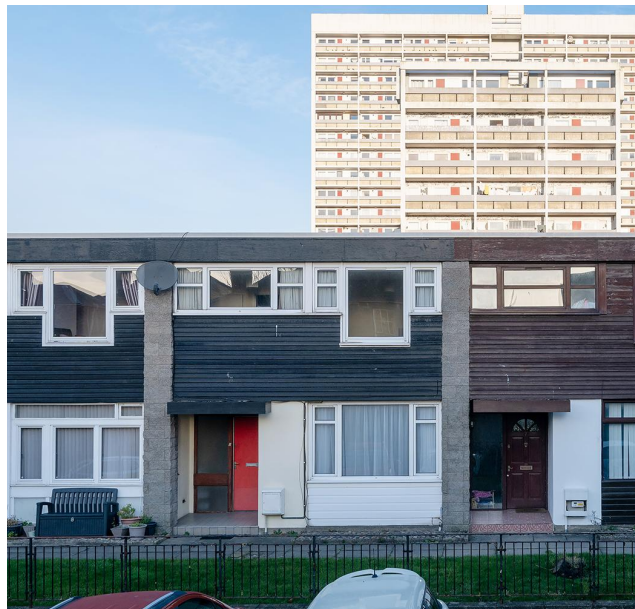


Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit **£31,250.00**

SDLT Charge **£3,750**

Legal Fees **£1,000.00**

Total Investment £36,000.00

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	£1,200
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£525.63
Monthly Net Income	£674.38
Annual Net Income	£8,092.50
Net Return	22.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,692.50**
Adjusted To

Net Return **15.81%**

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

Annual Net Income **£6,217.50**
Adjusted To

Net Return **17.27%**

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 £210,000.



3 bedroom flat for sale

+ Add to report

Charlotte Street, City Centre, Aberdeen, AB25

CURRENTLY ADVERTISED

Marketed from 22 Aug 2024 by Belvoir, Aberdeen


£210,000

Penthouse Duplex three bedroomed flat in Central Aberdeen | Spacious kitchen with integrated


Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm



[View floor plan](#)

4 bedroom flat

Hamilton Place, First Floor, AB15

NO LONGER ADVERTISED

Marketed from 6 Nov 2023 to 7 Nov 2023 by Aberdeen Property Leasing, Aberdeen

Spacious 4 Bedroom Self Contained Apartment | Lounge and Dining Kitchen | Utility Room | Master be...

Sold price history:		View
06/11/2007	£395,000	
03/11/2004	£250,000	

EPC:		View
(Approx.) Sqft: 2,164 sq ft		Price (£) per sqft: £0.69

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.



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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.



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