

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hilton Drive Aberdeen,  
AB24 4NA

196006237

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





## Property Description

Our latest listing is in Hilton Drive Aberdeen, AB24 4NA

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Hilton Drive Aberdeen,  
AB24 4NA

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## Property Key Features

**2 Bedrooms**

**1 Bathroom and 1 WC**

**Ideal opportunity for first-time buyers**

**Well-Maintained Property**

**Garden Ground Space**

**Off-road Parking**

**Convenient location for commuters and professional**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £748**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



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%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£29,050.00

# 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	£748
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£74.80
Total Monthly Costs	£355.43
Monthly Net Income	£392.58
Annual Net Income	£4,710.90
Net Return	16.22%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,214.90**  
Adjusted To

Net Return                      **11.07%**

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

Annual Net Income      **£3,435.90**  
Adjusted To



Net Return                      **11.83%**



# 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 £90,000.

 <p>£90,000</p>	<p><b>2 bedroom flat for sale</b></p> <p>Society Lane, Aberdeen, AB24</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 26 Nov 2020 to 17 Oct 2024 (1421 days) by Purplebricks, covering Aberdeen</p> <p>Being Sold By GOTO Online Auction   Buy-It-Now Option Available   Buyer'S Fees Apply   ****PRI...</p>
 <p>£87,500</p>	<p><b>2 bedroom flat for sale</b></p> <p>Picktillum Place, Kittybrewster, Aberdeen, AB25</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 16 Feb 2024 to 26 Apr 2024 (69 days) by Northwood, Aberdeen</p> <p>Factored Development &amp; Grounds   Private Allocated Parking   First Floor Apartment   Two Double B...</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 2 bedroom apartment

+ Add to report

Balgownie View, Aberdeen, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2024 to 14 Mar 2024 (34 days) by Martin & Co, Aberdeen

Video walk-through - Click on link above | Modern Throughout | Factored development | Gas Central...



£750 pcm

## 2 bedroom flat

+ Add to report

7A Tanfield Walk, Woodside, AB24 4AN

NO LONGER ADVERTISED

Marketed from 26 Aug 2024 to 17 Sep 2024 (22 days) by Homeguard Leasing, Aberdeen

Self contained | 2 bedrooomed | Unfurnished | Close to University | Top floor | Council Tax: B | D...

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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PROPERTY ID: 196006237

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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