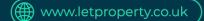


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Hilton Drive Aberdeen, AB24 4NA

196006237











#### **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

196006237



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**



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                  | ТВС       |
| 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

£3,214.90

Annual Net Income

**Adjusted To** 

11.07%

Net Return

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

Annual Net Income

£3,435.90

Adjusted To

Net Return

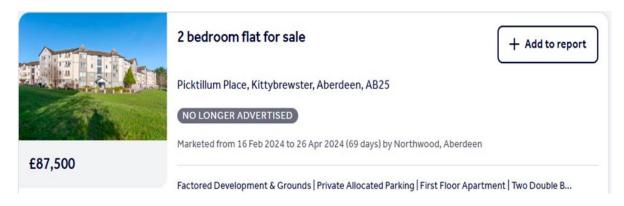
11.83%

#### 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.

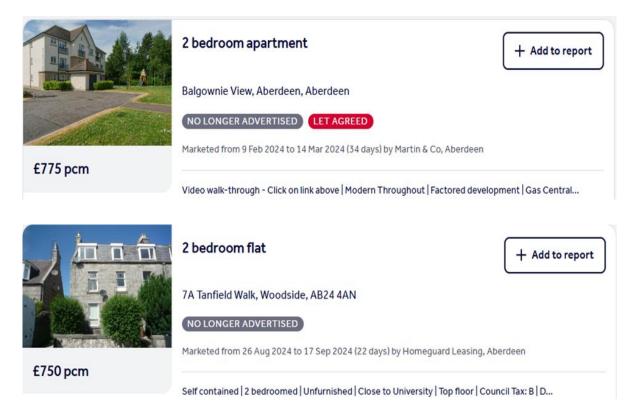




#### Rent Comparables Report



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**.



#### **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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.







# Interested in this property investment?

Call us on **0141 478 0985** 

Hilton Drive Aberdeen, AB24 4NA



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.