

LET PROPERTY PACK

INVESTMENT INFORMATION

Skene Terrace, Aberdeen,
AB10

211156873

 www.letproperty.co.uk





Property Description

Our latest listing is in Skene Terrace, Aberdeen, AB10.

Get instant cash flow of **£382** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.2%** 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 make for a rewarding addition to an investor's portfolio.

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



Skene Terrace, Aberdeen,
AB10

211156873



Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £382

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

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.



The monthly rent of this property is currently set at £382 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£382	£550
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£38.20	£55.00
Total Monthly Costs	£256.33	£273.13
Monthly Net Income	£125.68	£276.88
Annual Net Income	£1,508.10	£3,322.50
Net Return	7.13%	15.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,222.50**
Adjusted To

Net Return **10.51%**

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

Annual Net Income **£2,347.50**
Adjusted To

Net Return **11.10%**

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 £80,000.



£80,000

1 bedroom apartment for sale

+ Add to report

Rosemount Viaduct, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 28 Jun 2023 to 6 Oct 2023 (100 days) by Compass Estates, Livingston

A great apartment in a central location



£77,000

1 bedroom flat for sale

+ Add to report

57B Rose Street, Aberdeen, AB10 1UB

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 26 Mar 2024 (28 days) by Prime Property Auctions (Scotland) Ltd, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to report

Flat 2 48 Skene Terrace, Aberdeen, AB10 1RP

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Sep 2024 to 7 Oct 2024 (29 days) by EweMove, Covering Scotland



£550 pcm

1 bedroom apartment

+ Add to report

Skene Terrace, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2023 to 6 Sep 2023 (23 days) by Martin & Co, Aberdeen

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: **5 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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Skene Terrace, Aberdeen, AB10

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.



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