

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rose House, Aberdeen,  
AB15 8ER

212692712

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





## Property Description

Our latest listing is in Rose House, Aberdeen, AB15 8ER

Get instant cash flow of **£600** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **15.6%** 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...**



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £778**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 778



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	£600	£778
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£77.80
<b>Total Monthly Costs</b>	<b>£262.50</b>	<b>£280.30</b>
<b>Monthly Net Income</b>	<b>£337.50</b>	<b>£497.70</b>
<b>Annual Net Income</b>	<b>£4,050.00</b>	<b>£5,972.40</b>
<b>Net Return</b>	<b>20.66%</b>	<b>30.47%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,416.40**  
Adjusted To

Net Return                      **22.53%**

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

Annual Net Income      **£5,072.40**  
Adjusted To

Net Return                      **25.88%**





# 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 £70,000.



£70,000

## 2 bedroom flat for sale

+ Add to report

Stronsay Drive, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 17 Apr 2024 to 12 Oct 2024 (177 days) by Purplebricks, covering Aberdeen

Spacious Apartment | Two Double Bedrooms | Perfect First Time Purchase | Well Presented | Ideal B...



£69,500

## 2 bedroom flat for sale

+ Add to report

Eday Drive, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 6 Jun 2024 to 1 Oct 2024 (116 days) by We Sell Rented Property, Glasgow

\*Attention Investors\* | \*Buy to Let Investment\* (See Investment Schedule Below) | Tenants in Plac...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** [+ Add to report](#)

Viewfield Mews, Top Floor, AB15

**NO LONGER ADVERTISED**

Marketed from 20 Dec 2023 to 12 Mar 2024 (82 days) by Aberdeen Property Leasing, Aberdeen

2 double bedrooms | Natural light | Private & on street parking | FULLY FURNISHED | Fully equippe...

£825 pcm



**2 bedroom flat** [+ Add to report](#)

Macaulay Drive, Ground Floor, AB15

**NO LONGER ADVERTISED**

Marketed from 15 May 2024 to 11 Jun 2024 (26 days) by Aberdeen Property Leasing, Aberdeen






Gas Central Heating | Double Glazing | Shower | Parking | Fridge | Freezer | Washing Machine | Mi...

£800 pcm

# 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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Rose House, Aberdeen, AB15 8ER

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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