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## LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Rose House, Aberdeen,<sup>1</sup> AB15 8ER

212692712

www.letproperty.co.uk

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## **Property** Description

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

Get instant cash flow of £700 per calendar month with a 14.0% 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...

#### **LETPR®PERTY**





#### Rose House, Aberdeen, AB15 8ER

212692712

Property Key Features

2 Bedrooms 1 Bathroom

Well Maintained Property Contemporary Kitchen Triple-Fixture Bathroom

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: £67.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £700 Market Rent: £778







Kitchen





## Bedrooms





## Bathroom





Exterior



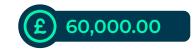






Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

## **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	£700	£778
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£67.00	
Ground Rent	Freehold	
Letting Fees	£70.00 £77.80	
Total Monthly Costs	£339.50	<b>£347.30</b>
Monthly Net Income	£360.50	<b>£430.70</b>
Annual Net Income	£4,326.00	£5,168.40
Net Return	20.80%	<mark>24.85%</mark>

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### Return Stress Test Analysis Report





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

Annual Net Income **£3,612.40** Adjusted To

Net Return

**17.37%** 

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

Annual Net Income **£4,268.40** Adjusted To

Net Return

20.52%

## 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.

	2 bedroom flat for sale	+ Add to report
HUTT	Stronsay Drive, Aberdeen, AB15 NO LONGER ADVERTISED	
£70,000	Marketed from 17 Apr 2024 to 12 Oct 2024 (177 days) by Purplebricks, covering Al	berdeen
210,000	Spacious Apartment   Two Double Bedrooms   Perfect First Time Purchase   Well P	resented   Ideal B

	2 bedroom flat for sale + Add to report
	Eday Drive, Aberdeen, AB15 NO LONGER ADVERTISED
£69,500	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**.



H. H.	2 bedroom flat + Add to report
	Macaulay Drive, Ground Floor, AB15
	NO LONGER ADVERTISED
£800 pcm	Marketed from 15 May 2024 to 11 Jun 2024 (26 days) by Aberdeen Property Leasing, Aberdeen
eooo penn	Gas Central Heating Double Glazing Shower Parking Fridge Freezer Washing Machine Mi

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





Standard Tenancy Agreement In Place: **Yes** 





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Payment history: **On time for length of tenancy** 

Current term of tenancy: 2 years+

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.







www.letproperty.co.uk

#### Rose House, Aberdeen, AB15 8ER

#### PROPERTY ID: 212692712

# 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.

