

LET PROPERTY PACK

INVESTMENT INFORMATION

Rose House, Aberdeen,
AB15 8ER

212692712

 www.letproperty.co.uk





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...



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AB15 8ER

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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

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%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£20,800.00

Projected Investment Return



The monthly rent of this property is currently set at £700 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	£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	£347.30
Monthly Net Income	£360.50	£430.70
Annual Net Income	£4,326.00	£5,168.40
Net Return	20.80%	24.85%

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.

	<p>2 bedroom flat for sale</p> <p>Stronsay Drive, Aberdeen, AB15</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 17 Apr 2024 to 12 Oct 2024 (177 days) by Purplebricks, covering Aberdeen</p> <p>Spacious Apartment Two Double Bedrooms Perfect First Time Purchase Well Presented Ideal B...</p>	<p>+ Add to report</p>
<p>£70,000</p>		
	<p>2 bedroom flat for sale</p> <p>Eday Drive, Aberdeen, AB15</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 6 Jun 2024 to 1 Oct 2024 (116 days) by We Sell Rented Property, Glasgow</p> <p>*Attention Investors* *Buy to Let Investment* (See Investment Schedule Below) Tenants in Plac...</p>	<p>+ Add to report</p>
<p>£69,500</p>		

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**.



£825 pcm

2 bedroom flat

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...

+ Add to report



£800 pcm

2 bedroom flat

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...

+ Add to report

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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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.



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