

LET PROPERTY PACK

INVESTMENT INFORMATION

Chapman Way, Aberdeen,
AB16 7EG

219029949

 www.letproperty.co.uk





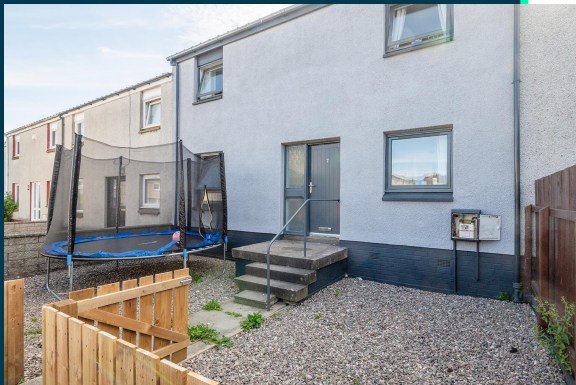
Property Description

Our latest listing is in Chapman Way, Aberdeen, AB16 7EG

Get instant cash flow of **£1,150** per calendar month with a **9.52%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Chapman Way, Aberdeen,
AB16 7EG

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Property Key Features

4 Bedrooms

2 Bathrooms

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month



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	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£115.00
Total Monthly Costs	£598.75
Monthly Net Income	£551.25
Annual Net Income	£6,615.00
Net Return	13.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,315.00**
Adjusted To

Net Return **8.53%**

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

Annual Net Income **£4,365.00**
Adjusted To

Net Return **8.63%**

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 £180,000.



£180,000

4 bedroom terraced house for sale

+ Add to report

Powis Terrace, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 6 Oct 2023 to 16 Sep 2024 (346 days) by Express Estate Agency, Nationwide

Guide Price £180,000 - £190,000 | Well Presented Mid Terrace House | Spacious Accommodation Thr...



£155,000

4 bedroom end of terrace house for sale

+ Add to report

Powis Place, Aberdeen, AB25

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 Oct 2024 to 13 Jun 2025 (246 days) by Low & Partners, Aberdeen

CHARACTER PROPERTY IN NEED OF TLC

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

4 bedroom terraced house

+ Add to report

Bothwell Road, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 26 Feb 2025 to 26 Feb 2025 by DJ Alexander, Aberdeen

* 4 Bedroom Town House | * HMO license | * Garage | * Private garden to rear



£1,250 pcm

4 bedroom terraced house

+ Add to report

The Cottages, Hillhead of Carnie, Skene, Westhill, AB32

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 17 Jan 2025 (81 days) by DJ Alexander, Aberdeen

* Converted steading | * Open views | * Garage | * Private garden

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

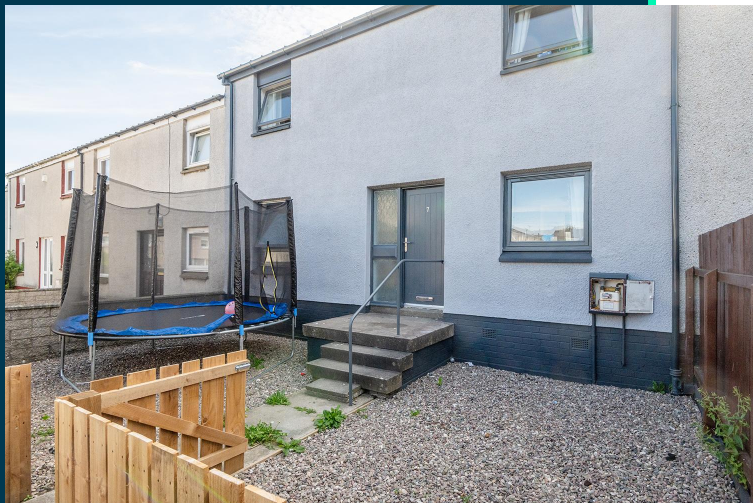


Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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

Chapman Way, Aberdeen, AB16 7EC

PROPERTY ID: 219029949

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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