

LET PROPERTY PACK

INVESTMENT INFORMATION

Earns Heugh Crescent,
Cove Bay, Aberdeen, AB12
3RU

219323503

 www.letproperty.co.uk





Property Description

Our latest listing is in Earns Heugh Crescent, Cove Bay, Aberdeen, AB12 3RU

Get instant cash flow of **£650** per calendar month with a **9.75%** Gross Yield for investors.

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 investors portfolio.

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



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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

Communal Private Parking

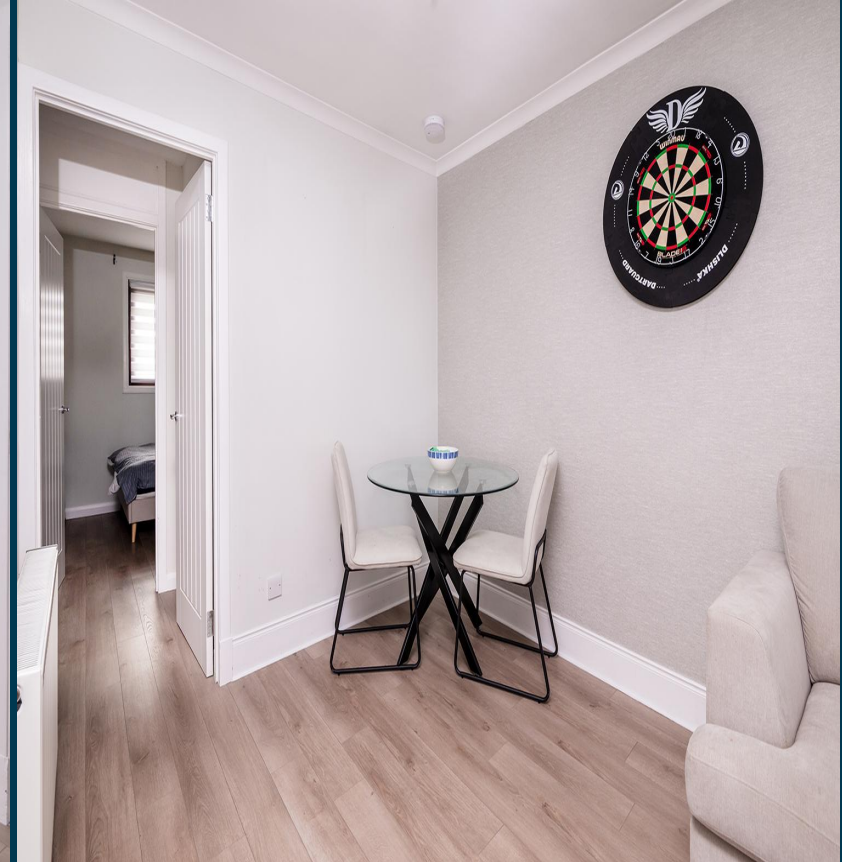
Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 8%	£6,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£29,050.00

Projected Investment Return



The monthly rent of this property is currently set at £650 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	£650
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£345.63
Monthly Net Income	£304.38
Annual Net Income	£3,652.50
Net Return	12.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,352.50**
Adjusted To

Net Return **8.10%**

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

Annual Net Income **£2,377.50**
Adjusted To

Net Return **8.18%**

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 £90,000.



£90,000

1 bedroom flat for sale

+ Add to report

Marine Court, Ferryhill, Aberdeen, Aberdeenshire

NO LONGER ADVERTISED

Marketed from 2 Feb 2024 to 31 Oct 2024 (271 days) by Auction House Scotland, Glasgow

Home Report value £120,000 | 25% discount on Home Report value | Turnkey investment | Would suit ...



£87,000

1 bedroom flat for sale

+ Add to report

13 Wallfield Crescent, Rosemount, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 3 Dec 2024 (89 days) by Northwood, Aberdeen

First floor apartment in traditional granite building | Spacious living room | Lovely dining kitc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our letting team at **Let Property Management**.



£685 pcm

1 bedroom flat

Wallfield Place, First Floor Left, Aberdeen, AB25

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 May 2025 by DJ Alexander, Aberdeen

Central location | Shared garden | Private shed

+ Add to report



£675 pcm

1 bedroom ground floor flat

North Deeside Road, Cults, AB15

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 8 Aug 2024 (22 days) by Margaret Duffus Leasing, Aberdeen

Gas Central Heating | Private Parking Space | No Garden | Council Tax Band D | EPC Energy Efficie...

+ 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**



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.



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Aberdeen, AB12 3RU

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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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