

LET PROPERTY PACK

INVESTMENT INFORMATION

Colville Place, Aberdeen,
AB24 5LZ

219276698

 www.letproperty.co.uk





Property Description

Our latest listing is in Colville Place, Aberdeen, AB24 5LZ

Get instant cash flow of **£500** per calendar month with a **10.91%** Gross Yield for investors.

This property has a potential to rent for **£560** which would provide the investor a Gross Yield of **12.22%** if the rent was increased to market rate.

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...



Colville Place, Aberdeen,
AB24 5LZ

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Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £560

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] 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 @ 8%	£4,800.00
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 £500 per calendar month but the potential market rent is

£560



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	£500	£560
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£56.00
Total Monthly Costs	£252.50	£258.50
Monthly Net Income	£247.50	£301.50
Annual Net Income	£2,970.00	£3,618.00
Net Return	14.28%	17.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,498.00**
Adjusted To

Net Return **12.01%**

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

Annual Net Income **£2,718.00**
Adjusted To

Net Return **13.07%**

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 £65,000.



£65,000

1 bedroom flat for sale

+ Add to report

Guild Street, City Centre, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 5 Mar 2024 to 11 Oct 2024 (219 days) by Belvoir, Aberdeen

Superfast Broadband Available | union Terrace /gardens within .4 miles | Bus and Train Station wi...



£64,000

1 bedroom apartment for sale

+ Add to report

Ferryhill Terrace, Ferryhill, Aberdeen

CURRENTLY ADVERTISED

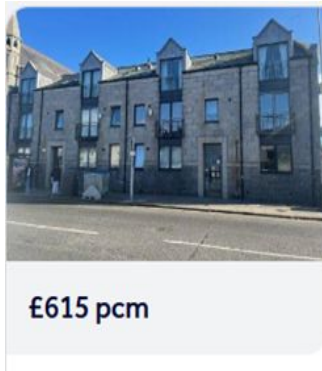
Marketed from 13 Feb 2025 by Martin & Co, Aberdeen

Basement Floor Apartment | One Bedroom | Modern Kitchen | Gas Central Heating | Double Glazing | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £615 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

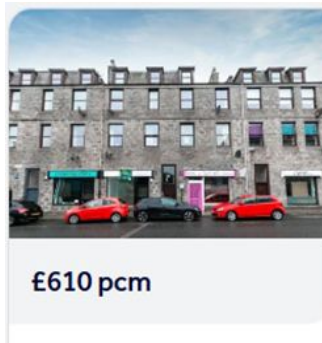
King Street, King Street, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Dec 2024 to 21 Mar 2025 (92 days) by DJ Alexander, Aberdeen

Great City Centre location | Walking distance to Aberdeen University | Security entry system



1 bedroom flat

+ Add to report

Rose Street, Aberdeen, AB10

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 10 Jul 2025 (94 days) by DJ Alexander, Aberdeen

Central Location | Permit parking

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: 219276698

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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