

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Aberdeen,
AB25 3XE

219272178

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street, Aberdeen, AB25 3XE

This property has a potential to rent for **£918** which would provide the investor a Gross Yield of **12.24%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



George Street, Aberdeen,
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Property Key Features

3 Bedrooms

1 Bathroom

Ideal for First-Time Buyers

On-Street Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £918

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

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	£918
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£91.80
Total Monthly Costs	£388.05
Monthly Net Income	£529.95
Annual Net Income	£6,359.40
Net Return	20.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,523.40**
Adjusted To

Net Return **14.73%**

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

Annual Net Income **£5,009.40**
Adjusted To

Net Return **16.32%**

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 £109,000.



£109,000

3 bedroom flat for sale

Anderson Avenue, Aberdeen

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 16 Oct 2024 (103 days) by Open House Estate Agents, Nationwide

Ideal location with close links to ARI | Free on street parking | Gas central heating and double ...

+ Add to report



£108,000

3 bedroom apartment for sale

39 Sunnybank Place, Aberdeen, AB24 3LB

NO LONGER ADVERTISED

Marketed from 20 Jan 2025 to 30 Jan 2025 (9 days) by Prime Property Auctions (Scotland) Ltd, Glasgow

We are excited to introduce this Prime Property. A First-floor apartment located within a popular...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom flat

Fowler Avenue, Aberdeen, AB16

NO LONGER ADVERTISED

Marketed from 12 Oct 2024 to 6 Nov 2024 (24 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1436958

+ Add to report



£925 pcm

3 bedroom flat

Grandholm Crescent, Bridge of Don, Aberdeen, AB22

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2024 to 25 Nov 2024 (38 days) by DJ Alexander, Aberdeen

Situated within a popular development in Bridge of Don, we are delighted to present for LEASE thi...

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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: 219272178

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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