

LET PROPERTY PACK

INVESTMENT INFORMATION

Tullos Place, Aberdeen,
AB11

219400477

 www.letproperty.co.uk





Property Description

Our latest listing is in Tullos Place, Aberdeen, AB11

Get instant cash flow of **£475** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.4%** 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...



Tullos Place, Aberdeen,
AB11

219400477



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Communal Garden

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £475

Market Rent: £550

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£475	£550
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£47.50	£55.00
Total Monthly Costs	£281.25	£288.75
Monthly Net Income	£193.75	£261.25
Annual Net Income	£2,325.00	£3,135.00
Net Return	9.65%	13.01%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,035.00**
Adjusted To

Net Return **8.44%**

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

Annual Net Income **£2,085.00**
Adjusted To

Net Return **8.65%**

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 £110,000.



£110,000

2 bedroom apartment for sale

+ Add to report

26 Balnagask Road, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 23 Mar 2019 to 23 Jul 2021 (853 days) by Purplebricks, covering Aberdeen



£65,000

1 bedroom semi-detached house for sale

+ Add to report

Balnagask Road, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Mar 2020 to 3 Mar 2022 (719 days) by Express Estate Agency, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Tullos Place, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 16 Jun 2025 to 26 Jun 2025 (10 days) by Northwood, Aberdeen

+ Add to report



£500 pcm

1 bedroom apartment

Victoria Road, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2022 to 12 Aug 2022 (31 days) by DJ Alexander, Aberdeen

+ 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: **3 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: 219400477

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.



LETPROPERTY