

LET PROPERTY PACK

INVESTMENT INFORMATION

Powis Place, Aberdeen, AB25

219558328











Property Description

Our latest listing is in Powis Place, Aberdeen, AB25

Get instant cash flow of £1,300 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £1,500 which would provide the investor a Gross Yield of 8.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Powis Place, Aberdeen, AB25



4 bedroom

2 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,300

Market Rent: £1,500

219558328

Lounge







Kitchen



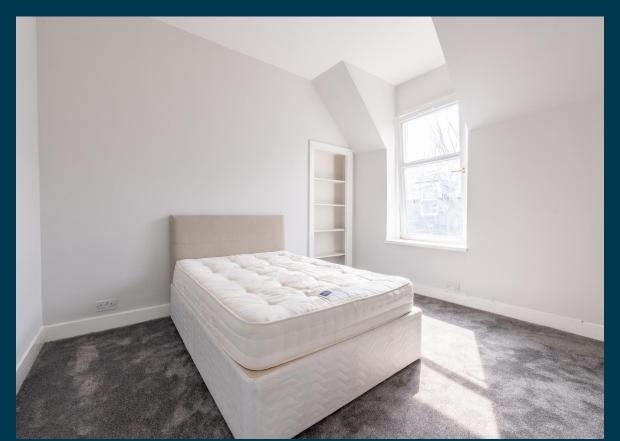






Bedrooms









Bathroom







Exterior









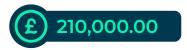
Initial Outlay





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£52,500.00**

Stamp Duty ADS @ 8% **£16,800.00**

LBTT Charge £1,300

Legal Fees £1,000.00

Total Investment £71,600.00

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.

The monthly rent of this property is currently set at £1,300 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,300	£1,500
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£130.00	£150.00
Total Monthly Costs	£801.25	£821.25
Monthly Net Income	£498.75	£678.75
Annual Net Income	£5,985.00	£8,145.00
Net Return	8.36%	11.38%

Return Stress Test Analysis Report





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

Annual Net Income

£5,145.00

Adjusted To

Net Return

7.19%

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

Annual Net Income

£4,995.00

Adjusted To

Net Return

6.98%

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.



4 bedroom terraced house for sale

+ Add to re

Powis Terrace, Aberdeen, AB25

NO LONGER ADVERTISED

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

£180,000



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

£155,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property**Management.



£1,500 pcm



£1,450 pcm

4 bedroom house

Powis Terrace, City Centre, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 5 Mar 2024 (256 days) by DJ Alexander, Aberdeen

4 bedroom terraced house

Powis Terrace, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 10 Aug 2023 to 11 Sep 2023 (32 days) by OpenRent, London

+ Add to report

+ 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: **Moved in** within the last 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.







Call us on **0141 478 0985**



Powis Place, Aberdeen, AB25



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.