

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Victoria Road, Aberdeen,  
AB11

220505149

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Victoria Road, Aberdeen, AB11

Get instant cash flow of **£599** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£759** which would provide the investor a Gross Yield of **12.1%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Victoria Road, Aberdeen,  
AB11

220505149



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Fully-Equipped Kitchen with  
Ample Storage**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £599**

**Market Rent: £759**

# Lounge



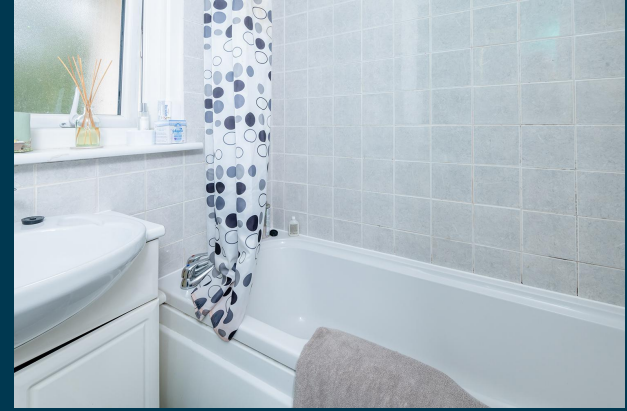
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £18,750.00 |
| Stamp Duty ADS @ 8% | £6,000.00  |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £25,750.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £599 per calendar month but the potential market rent is

£ 759

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       | £599      | £759      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £56,250.00 @ 5% | £234.38   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £59.90    | £75.90    |
| Total Monthly Costs                  | £309.28   | £325.28   |
| Monthly Net Income                   | £289.73   | £433.73   |
| Annual Net Income                    | £3,476.70 | £5,204.70 |
| Net Return                           | 13.50%    | 20.21%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,686.70**  
Adjusted To

Net Return                      **14.32%**

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

Annual Net Income      **£4,079.70**  
Adjusted To

Net Return                      **15.84%**

# 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 £92,000.



**£92,000**

## 2 bedroom ground floor flat for sale

[+ Add to report](#)

Abbey Road, Aberdeen, AB11

NO LONGER ADVERTISED

**SOLD STC**

Marketed from 10 Jun 2023 to 22 May 2024 (347 days) by Purplebricks, covering Aberdeen



**£87,500**

## 3 bedroom maisonette for sale

[+ Add to report](#)

Wood Street, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 29 Sep 2022 to 12 Jan 2023 (105 days) by Purplebricks, covering Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom semi-detached house

+ Add to report

Ladywell Place, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 to 17 Jul 2025 (43 days) by DJ Alexander, Aberdeen



£850 pcm

## 2 bedroom terraced house

+ Add to report

Pilot Square, Footdee, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 5 Mar 2025 to 11 Mar 2025 (6 days) by Letts & Co Properties, Aberdeen

# 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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PROPERTY ID: 220505149

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**