

LET PROPERTY PACK

INVESTMENT INFORMATION

Headland Court, Aberdeen,
AB10

221168495

 www.letproperty.co.uk





Property Description

Our latest listing is in Headland Court, Aberdeen, AB10

Get instant cash flow of **£715** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£836** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Headland Court,
Aberdeen, AB10

221168495



Property Key Features

3 bedrooms

2 bathrooms

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £715

Market Rent: £836

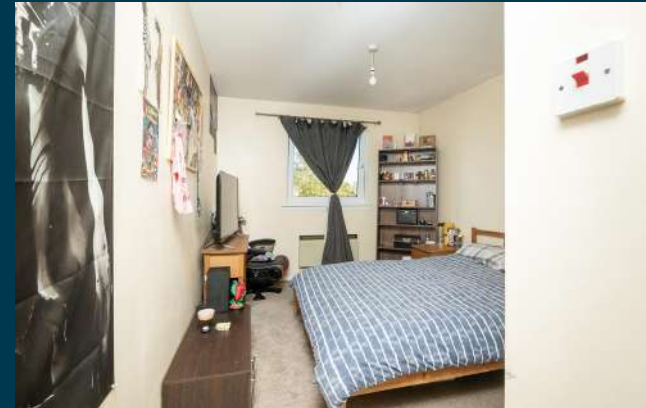
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

Projected Investment Return



The monthly rent of this property is currently set at £715 per calendar month but the potential market rent is

£ 836

Returns Based on Rental Income	£715	£836
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£71.50	£83.60
Total Monthly Costs	£445.88	£457.98
Monthly Net Income	£269.13	£378.03
Annual Net Income	£3,229.50	£4,536.30
Net Return	8.29%	11.65%

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 **£2,864.30**
Adjusted To

Net Return **7.35%**

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

Annual Net Income **£2,811.30**
Adjusted To

Net Return **7.22%**

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 £115,000.



£115,000

3 bedroom apartment for sale

[+ Add to report](#)

Abbotswell Drive, Aberdeen, Aberdeenshire

CURRENTLY ADVERTISED

Marketed from 30 Aug 2025 by Springbok Properties, Nationwide



£109,999

3 bedroom ground floor flat for sale

[+ Add to report](#)

Craigievar Road, Aberdeen, Aberdeenshire, AB10

NO LONGER ADVERTISED

Marketed from 22 Apr 2025 to 16 Jun 2025 (54 days) by Sell Your Tenanted Property, Rutherglen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom flat

+ Add to report

Headland Court, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 2 Nov 2024 to 12 Nov 2024 (9 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2256850



£850 pcm

3 bedroom flat

+ Add to report

Headland Court, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 21 Nov 2024 to 9 Dec 2024 (18 days) by Margaret Duffus Leasing, 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**



Current term of tenancy: **3+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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.



www.letproperty.co.uk

Headland Court, Aberdeen, AB10

PROPERTY ID: 221168495

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