

LET PROPERTY PACK

INVESTMENT INFORMATION

Faulds Crescent,
Aberdeen, AB12 5QR

220394752

 www.letproperty.co.uk





Property Description

Our latest listing is in Faulds Crescent, Aberdeen, AB12 5QR

Get instant cash flow of **£1,580** per calendar month with a **11.85%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Faulds Crescent,
Aberdeen, AB12 5QR

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Property Key Features

5 Bedrooms

2 Bathrooms

HMO

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,580

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 8%	£12,800.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£54,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,580 per calendar month



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	£1,580
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£158.00
Total Monthly Costs	£673.00
Monthly Net Income	£907.00
Annual Net Income	£10,884.00
Net Return	20.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,724.00**
Adjusted To

Net Return **14.28%**

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

Annual Net Income **£8,484.00**
Adjusted To

Net Return **15.68%**

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 £210,000.



£210,000

5 bedroom apartment for sale

+ Add to report

Clifton Road, Aberdeen

CURRENTLY ADVERTISED

Marketed from 27 Sep 2024 by Martin & Co, Aberdeen

Self Contained Flat | 5 Double Bedrooms | Dining Kitchen | Fully Enclosed Rear Garden | Ample On ...



£204,995

5 bedroom maisonette for sale

+ Add to report

Holburn Street, Aberdeen, AB10

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Oct 2024 to 21 Feb 2025 (114 days) by Portolio, Edinburgh

Buy-to-let Investment | Tenanted & Fully HMO Compliant | 5 Bedrooms | Home Report £215K | Rental ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

5 bedroom apartment

Learney Place, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jun 2025 to 9 Jun 2025 (6 days) by Martin & Co, Aberdeen

West-End Location | Self-Contained apartment with private garden | Unfurnished | Local amenitie...

+ Add to report



£1,600 pcm

5 bedroom flat

Loch Street, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 11 Jun 2025 (21 days) by OpenRent, London

No Agent Fees | Only Available to Students | Property Reference Number: 2456356

+ 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: 220394752

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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