

PROPERTY INVESTMENT SCHEDULE



26 Ashvale Place,
Aberdeen, AB10 6PX



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PROPERTY DETAILS

26 Ashvale Place,
Aberdeen, AB10 6PX

Offers in Excess of
£55,500

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 1-bedroom flat situated in the heart of Aberdeen City Centre.

Type of Home	Flat	Bedrooms	1
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£550		
Potential Rent	£600		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES

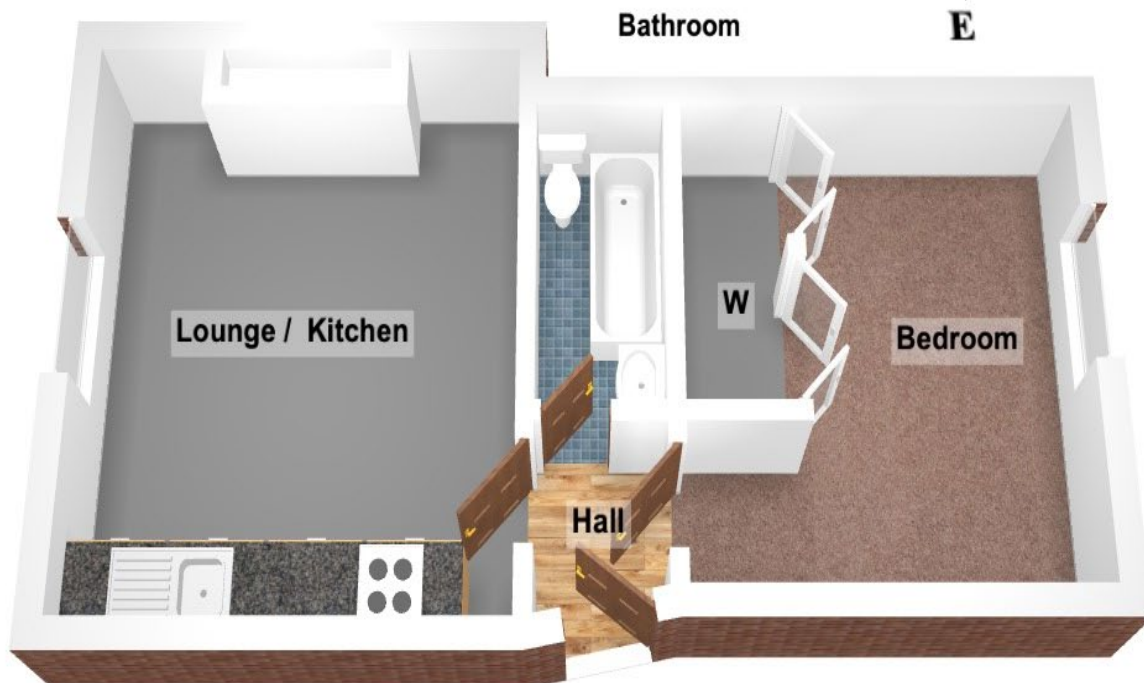


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PROPERTY FLOOR PLAN

Flat A 26 Ashvale Place, Aberdeen, AB10 6PX

All measurements are approximate and for display purposes only



Ground Floor



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INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£550 PCM

Cash Purchase Investment / Current Return = 10.2% Yield

Investment		Income	
House Purchase Price	£60,000	Annual Income	£6,600
SDLT	£3,600	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£64,600	Net Annual Income	£6,600

BTL Mortgage Investment / Current Return = 22.2% Yield

Investment		Income	
25% of Purchase Price	£15,000	Annual Income	£6,600
SDLT	£3,600	Less Mortgage Int	£2,250
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£19,600	Net Annual Income	£4,350

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £600 PCM

Cash Purchase Investment / **Potential Return = 11.1% Yield**

Investment		Income	
House Purchase Price	£60,000	Annual Income	£7,200
SDLT	£3,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£64,600	Net Annual Income	£7,200

BTL Mortgage Investment / **Potential Return = 25.3% Yield**

Investment		Income	
25% of Purchase Price	£15,000	Potential Annual Income	£7,200
SDLT	£3,600	Less Mortgage Int	£2,250
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£19,600	Net Annual Income	£4,950

* Assumed 25% deposit & BTL interest rate of 5%

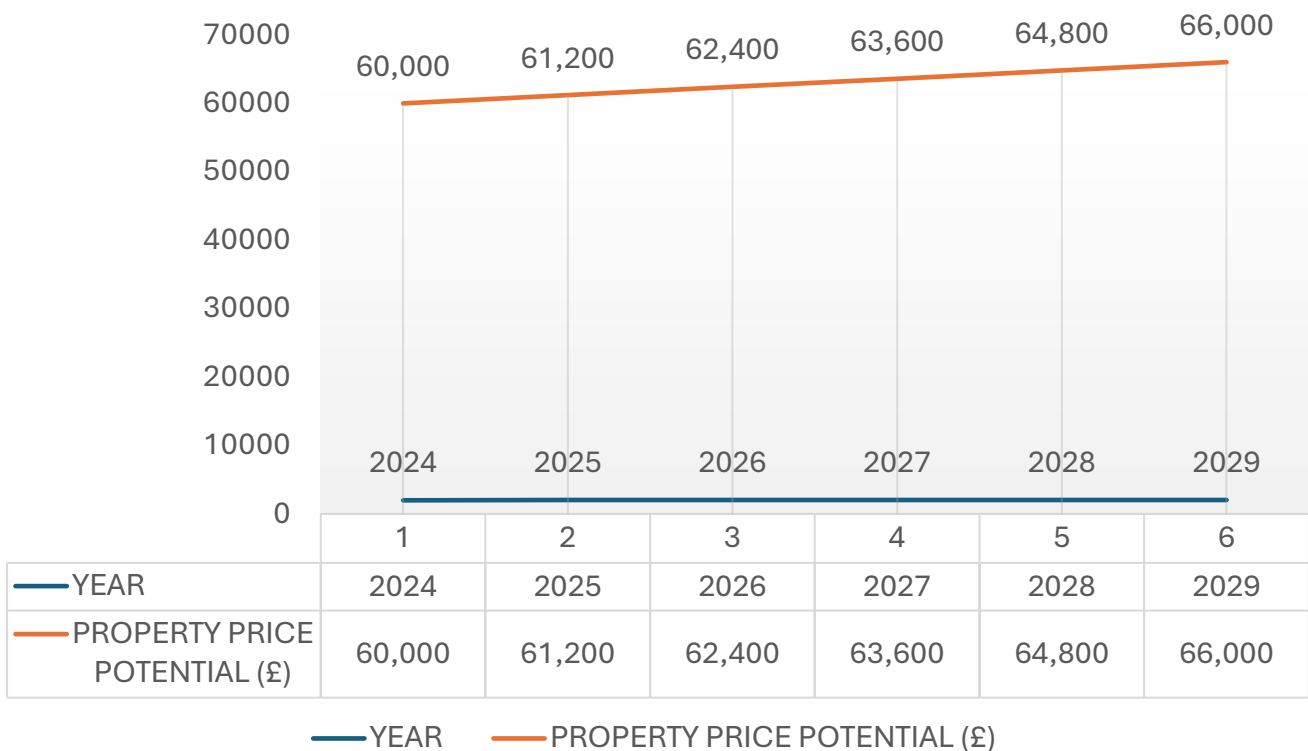


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PROJECTED FUTURE VALUE

House prices in the Ferryhill area have increased by 2% in the last year

Potential Future Value - 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 60%

Cash Investment	£64,600
5 Year Income	£33,000
Potential Increase in Value	£6,000
Total Potential Return	£39,000

BTL Mortgage Investment / Potential Total Return 142%

Cash Investment	£19,600
5 Year Net Income	£21,750
Potential Increase in Value	£6,000
Total Potential Return	£27,750



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 65%

Cash Investment	£64,600
5 Year Income	£36,000
Potential Increase in Value	£6,000
Total Potential Return	£42,000

BTL Mortgage Investment / Potential Total Return 157%

Cash Investment	£19,600
5 Year Net Income	£24,750
Potential Increase in Value	£6,000
Total Potential Return	£30,750



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY



A

£72,500

Ashvale Place, Aberdeen AB10

ARCHIVED

🏠 | 🏠 Flat / Freehold

Purplebricks are delighted to bring to the market this attractive one bedroom flat forming part of traditional granite building within the city centre. The property is conveniently located off ...

Sale date:	Nov 2014	Jun 2005	Sep 2003
Price:	£139,000	£42,000	£50,100



B

£70,000

Ashvale Place, Aberdeen AB10

ARCHIVED

🏠 | 🏠 Flat

One Bedroom Top Floor Flat in an ideal city centre location, metres from Union Street and all the city offers. Centrally located yet with a double bedroom located at the back of the property ...



C

£54,950

Ashvale Place, Aberdeen AB10

ARCHIVED

Distance: 0.03 miles

🏠 | 🏠 Studio / Freehold

We are pleased to offer for sale this well presented and spacious studio flat located on a quiet yet central street with no through traffic. This property is to be sold inclusive of furniture ...

Sale date:	Jun 2012	Jun 2012	Sep 2011	Oct 2008
Price:	£116,516	£108,000	£105,000	£108,000
	Oct 2007			
	£87,500			



D

£70,000

19 Albyn Grove (Top/R), Aberdeen AB10

Distance: 0.19 miles

🏠 | 🏠 Flat / Freehold

Prime Property Auctions is excited to bring to market this fantastic 1 bed property, located within a prime location in Aberdeen. ***home report £92,000*** **222, Holburn Street, Aberdeen, ...

Sale date:	Jun 2013	Aug 2010	Apr 2007	Aug 2006
Price:	£140,000	£125,000	£94,840	£105,000
	Jul 2006			
	£75,000			



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LOCAL LETTINGS ACTIVITY



G **£500 pcm (£115 pw)**
Ashvale Place, City Centre, Aberdeen AB10 **ARCHIVED**

1 Flat

We offer to let this 1 Bedroom Top Floor Flat Located in the Heart of Aberdeen.



H **£650 pcm (£150 pw)**
Ashvale Place, City Centre, Aberdeen AB10

2 Flat

We are delighted to be offering for lease this lovely two bedroom, second floor apartment. The property is situated in the middle of both the University of Aberdeen and Robert Gordon University ...



I **£495 pcm (£114 pw)**
Ashvale Place, City Centre, Aberdeen AB10 **ARCHIVED**

1 Flat

We are delighted to offer for lease this unfurnished one bedroom ground floor apartment. The flat is conveniently situated a 5 minute walk from the city centre, with many shops, bars, and ...



J **£875 pcm (£202 pw)**
Ashvale Place, Top Floor AB10 **ARCHIVED**


2 Flat


We offer For Let this large 2 bedroom fully furnished top floor flat (whole of floor). This comfortable home has been tastefully furnished throughout. The welcoming central hallway provides access ...



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