

# PROPERTY INVESTMENT SCHEDULE



58 Eday Drive  
Aberdeen, AB15 6JX

---



wesellrentedproperty.com

# PROPERTY DETAILS

58 Eday Drive  
Aberdeen, AB15 6JX

Offers in Excess of  
**£69,500**

## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this beautiful 2-bedroom apartment in Eday Drive, Aberdeen.

<b>Type of Home</b>	Flat	<b>Bedrooms</b>	2
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£610 pcm		
<b>Potential Rent</b>	£725 pcm		
<b>Yield</b>	See Pages 7-8		



wesellrentedproperty.com

# PROPERTY IMAGES



wesellrentedproperty.com

# PROPERTY IMAGES



wesellrentedproperty.com

# PROPERTY IMAGES

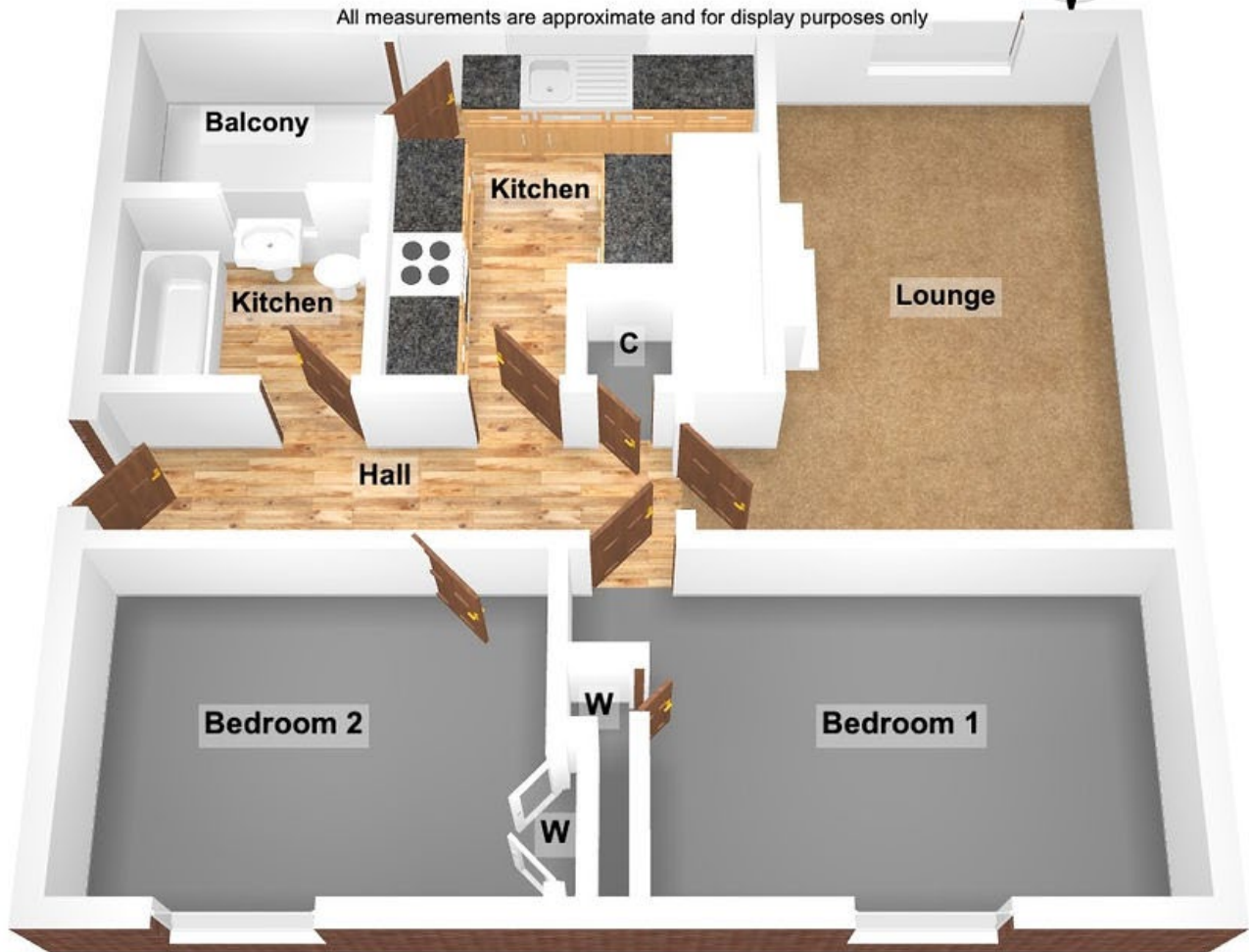


# PROPERTY FLOOR PLAN

58, Eday Drive, Aberdeen, AB15 6JX



All measurements are approximate and for display purposes only



Second Floor



wesellrentedproperty.com

# 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



wesellrentedproperty.com

# RETURN AT CURRENT RENT

## £610 PCM

Cash Purchase Investment / Current Return = 9.1% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£75,000</b>	<b>Annual Income</b>	<b>£7,320</b>
SDLT	£4,500	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£80,500</b>	<b>Net Annual Income</b>	<b>£7,320</b>

BTL Mortgage Investment / Current Return = 18.6% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£18,750</b>	<b>Annual Income</b>	<b>£7,320</b>
SDLT	£4,500	Less Mortgage Int	£2,813
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£24,250</b>	<b>Net Annual Income</b>	<b>£4,508</b>

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



wesellrentedproperty.com



# RETURN AT POTENTIAL RENT

## £725 PCM

Cash Purchase Investment / **Potential Return = 10.8% Yield**

Investment		Income	
<b>House Purchase Price</b>	<b>£75,000</b>	<b>Annual Income</b>	<b>£8,700</b>
SDLT	£4,500	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£80,500</b>	<b>Net Annual Income</b>	<b>£8,700</b>

BTL Mortgage Investment / **Potential Return = 24.3% Yield**

Investment		Income	
<b>25% of Purchase Price</b>	<b>£18,750</b>	<b>Potential Annual Income</b>	<b>£8,700</b>
SDLT	£4,500	Less Mortgage Int	£2,813
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£24,250</b>	<b>Net Annual Income</b>	<b>£5,888</b>

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

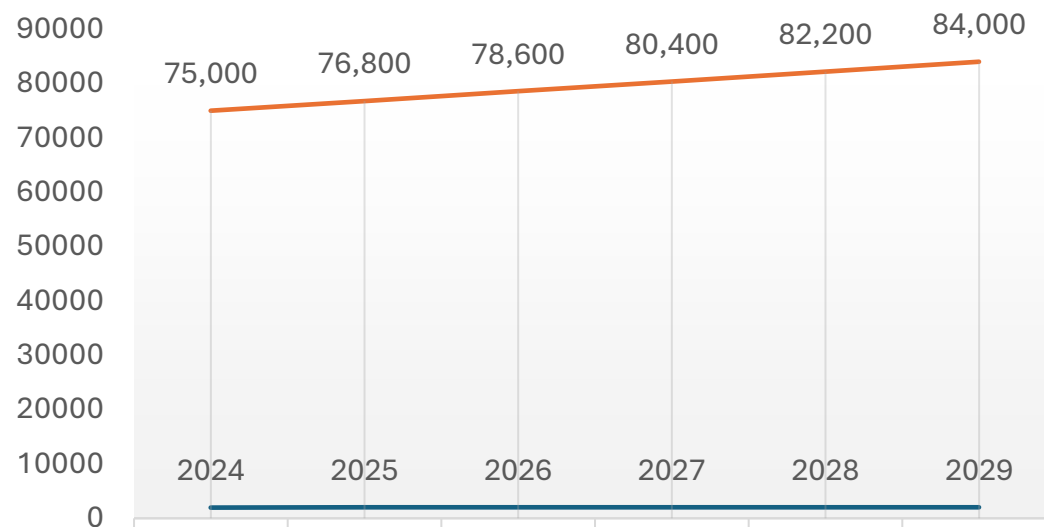


wesellrentedproperty.com

# PROJECTED FUTURE VALUE

House prices in the AB15 area the area have increased by 12% in the last 5 years

### Potential Future Value - 5 years



	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	75,000	76,800	78,600	80,400	82,200	84,000

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



wesellrentedproperty.com

# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON CURRENT RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 57%

<b>Cash Investment</b>	<b>£80,500</b>
5 Year Income	£36,600
Potential Increase in Value	£9,000
<b>Total Potential Return</b>	<b>£45,600</b>

BTL Mortgage Investment / Potential Total Return 130%

<b>Cash Investment</b>	<b>£24,250</b>
5 Year Net Income	£22,538
Potential Increase in Value	£9,000
<b>Total Potential Return</b>	<b>£31,538</b>



wesellrentedproperty.com

# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 65%

<b>Cash Investment</b>	<b>£80,500</b>
5 Year Income	£43,500
Potential Increase in Value	£9,000
<b>Total Potential Return</b>	<b>£52,500</b>

BTL Mortgage Investment / Potential Total Return 159%

<b>Cash Investment</b>	<b>£24,250</b>
5 Year Net Income	£29,438
Potential Increase in Value	£9,000
<b>Total Potential Return</b>	<b>£38,348</b>



wesellrentedproperty.com

# 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)



wesellrentedproperty.com

# LOCAL SALES ACTIVITY



**£90,000**

45 Burnbrae Crescent, Aberdeen AB16 6RP

Distance: 0.11 miles



**2** End terrace house

Sale date: Mar 2023

Sale date:	Mar 2023	Jun 2002
Price:	£90,000	£19,200



**£97,000**

74 Eday Road, Aberdeen AB15 6JP

Distance: 0.13 miles

Sale date: May 2022

Sale date:	May 2022	Jul 2021	Mar 2006
Price:	£97,000	£60,000	£72,000



**£130,000**

Flat D, 85 Eday Road, Aberdeen AB15 6LH

Distance: 0.14 miles

Flat / Leasehold Sale date: Jul 2022

Sale date:	Jul 2022
Price:	£130,000



**£75,000**

21 Eday Road, Aberdeen AB15 6JH

Distance: 0.23 miles

Sale date: May 2023

Sale date:	May 2023	Jun 2004
Price:	£75,000	£84,250



wesellrentedproperty.com

# LOCAL LETTINGS ACTIVITY



**G** £725 pcm (£167 pw)  
Eday Drive, Summerhill, Aberdeen AB15

 2  Flat

Belvoir are pleased to bring to the rental market this fully furnished, 2-bedroom, 1st floor property in the Sheddocksley area of the city. It is located close to transportation links, local ...



**H** £550 pcm (£127 pw)  
Gairsay Square, Aberdeen AB15

Distance: 0.06 miles

 2  Flat

Unfurnished Two Bedroom spacious flat with kitchen appliances close to Lang Stracht and walking distance ari Hospital, Woodend Hospital and nearby bus routes.



**I** £750 pcm (£173 pw)  
21 Eday Drive, Aberdeen AB15

Distance: 0.09 miles

 3  Terraced house

3 Bed Terraced House with Mid August Entry



**J** £825 pcm (£190 pw)  
21 Eday Drive, Aberdeen AB15

Distance: 0.09 miles

 3  Terraced house

3 Bed Terraced House with end February Entry



**K** £475 pcm (£110 pw)  
Eday Crescent, Aberdeen AB15

Distance: 0.14 miles


 2  Flat


Delightful two bedroom property located in the Woodend area of Aberdeen City. This spacious, first floor flat is offered on a furnished basis and is conveniently located for the city centre, ...



wesellrentedproperty.com

# Contact Information

 0141 319 7553

 [info@wesellrentedproperty.com](mailto:info@wesellrentedproperty.com)

 [www.wesellrentedproperty.com](http://www.wesellrentedproperty.com)

## Head Office

New Alderston House  
3 Dove Wynd, Bellshill, ML4 3FB

### DISCLAIMER

All reasonable efforts have been made by We Sell Rented Property Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

We Sell Rented Property Ltd. accepts zero liability for any, and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by We Sell Rented Property Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141 319 7553 or visit <https://www.wesellrentedproperty.com>. To opt out of future communication, contact us at [info@wesellrentedproperty.com](mailto:info@wesellrentedproperty.com).



[wesellrentedproperty.com](http://wesellrentedproperty.com)