

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Union Grove, Aberdeen,  
AB10

226314323

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





## Property Description

Our latest listing is in Union Grove, Aberdeen, AB10

Get instant cash flow of **£520** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£667** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Union Grove, Aberdeen,  
AB10

226314323



## Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £39 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £667

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

# Projected Investment Return



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.



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 667

Returns Based on Rental Income	£520	£667
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£39.00	
Ground Rent	Freehold	
Letting Fees	£52.00	£66.70
<b>Total Monthly Costs</b>	<b>£402.88</b>	<b>£417.58</b>
<b>Monthly Net Income</b>	<b>£117.13</b>	<b>£249.43</b>
<b>Annual Net Income</b>	<b>£1,405.50</b>	<b>£2,993.10</b>
<b>Net Return</b>	<b>4.34%</b>	<b>9.25%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,659.10**  
Adjusted To

Net Return                      **5.13%**

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

Annual Net Income      **£1,568.10**  
Adjusted To

Net Return                      **4.85%**

# 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 £99,000.



£99,000

## 1 bedroom flat for sale

+ Add to report

Albyn Grove, Aberdeen, AB10

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Aug 2022 to 4 May 2023 (253 days) by Purplebricks, covering Aberdeen



£90,000

## 1 bedroom flat for sale

+ Add to report

3 Ashvale Court, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Aug 2020 to 20 Nov 2020 (100 days) by Express Estate Agency, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

## 1 bedroom flat

Ground Floor Right, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 17 Feb 2025 to 19 Feb 2025 (2 days) by OpenRent, London

+ Add to report



£650 pcm

## 1 bedroom flat

Union Grove, Aberdeen, AB10

NO LONGER ADVERTISED






Marketed from 18 Apr 2024 to 1 May 2024 (12 days) by OpenRent, London

+ 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: **4 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.



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

Union Grove, Aberdeen, AB10

PROPERTY ID: 226314323

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**