

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrew Street,
Peterhead, AB42

229160651

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Andrew Street, Peterhead, AB42

Get instant cash flow of **£13,500** per calendar month with a **21.3%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this portfolio 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...



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Property Key Features

**Portfolio of 2 HMOs and 5 Flats -
Freehold**

10 Bathrooms

Spacious Living Spaces

Fully-Fitted Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £13,500

Kitchen



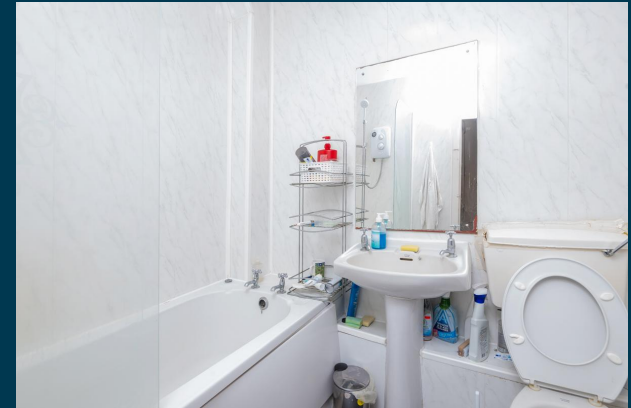
Living Spaces



Living Spaces



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £759,000.00 and borrowing of £569,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 759,000.00

25% Deposit	£189,750.00
ADS @ 8%	£60,720.00
LBTT Charge	£49,430
Legal Fees	£1,000.00
Total Investment	£300,900.00

Projected Investment Return



The monthly rent of this property is currently set at £13,500 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	£13,500
Mortgage Payments on £569,250.00 @ 5%	£2,371.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£1,350.00
Total Monthly Costs	£3,736.88
Monthly Net Income	£9,763.13
Annual Net Income	£117,157.50
Net Return	38.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£90,157.50**
Adjusted To

Net Return **29.96%**

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

Annual Net Income **£105,772.50**
Adjusted To

Net Return **35.15%**

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 £699,000.



£699,000

6 bedroom detached house for sale

Richmondhill Gardens, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 17 Dec 2024 to 10 Feb 2025 (55 days) by Nested, Nationwide

+ Add to report



£695,000

5 bedroom detached house for sale

Balbrogie Cottage, Kinellar, Aberdeen, AB21

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Sep 2024 to 23 Aug 2025 (331 days) by Savills, Aberdeen

+ 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: **2 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: 229160651

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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