

LET PROPERTY PACK

INVESTMENT INFORMATION

Clifton Road, Aberdeen,
AB24

226189362

 www.letproperty.co.uk





Property Description

Our latest listing is in Clifton Road, Aberdeen, AB24

Get instant cash flow of **£1,600** per calendar month with a **10.1%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

4 bedrooms HMO

2 bathrooms

Spacious Rooms

Feature Woodwork

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
ADS @ 8%	£15,200.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£64,600.00

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 £1,600 per calendar month

Returns Based on Rental Income	£1,600
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£160.00
Total Monthly Costs	£768.75
Monthly Net Income	£831.25
Annual Net Income	£9,975.00
Net Return	15.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,775.00**
Adjusted To

Net Return **10.49%**

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

Annual Net Income **£7,125.00**
Adjusted To

Net Return **11.03%**

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.



4 bedroom semi-detached house for sale

+ Add to report

35 Rosehill Drive

NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 5 Sep 2023 (83 days) by Northwood, Aberdeen

£210,000



4 bedroom semi-detached house for sale

+ Add to report

Rosehill Crescent, Hilton, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 3 May 2024 to 7 Oct 2024 (157 days) by Belvoir, Aberdeen

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom terraced house

+ Add to report

Bedford Place, Aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 18 Jun 2026 by Aberdeen Property Leasing, Aberdeen

£1,800 pcm



4 bedroom end of terrace house

+ Add to report

Hilton Street, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 1 Feb 2023 to 1 Mar 2023 (28 days) by OpenRent, London

£1,700 pcm

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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: 226189362

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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