

LET PROPERTY PACK

INVESTMENT INFORMATION

Grampian Place,
Aberdeen, AB11 8HB

224266557

 www.letproperty.co.uk





Property Description

Our latest listing is in Grampian Place, Aberdeen, AB11 8HB

Get instant cash flow of **£640** per calendar month with a **12.8%** 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...



Grampian Place,
Aberdeen, AB11 8HB

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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £640

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



The monthly rent of this property is currently set at £640 per calendar month is

£ 640



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	£640
Mortgage Payments on £45,000.00 @ 5%	£187.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£64.00
Total Monthly Costs	£266.50
Monthly Net Income	£373.50
Annual Net Income	£4,482.00
Net Return	21.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,202.00**
Adjusted To

Net Return **15.39%**

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

Annual Net Income **£3,582.00**
Adjusted To

Net Return **17.22%**

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 £90,000.



£90,000

2 bedroom flat for sale

Glenbervie Road, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 29 Mar 2023 to 17 May 2024 (415 days) by Purplebricks, covering Aberdeen

+ Add to report



£85,000

2 bedroom apartment for sale

Tullos Crescent, Aberdeen

NO LONGER ADVERTISED

Marketed from 12 Dec 2023 to 1 May 2024 (141 days) by Low & Partners, Aberdeen

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

Walker Road, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Mar 2024 to 11 Apr 2024 (34 days) by DJ Alexander, Aberdeen

+ Add to report



£750 pcm

2 bedroom flat

Glenbervie Road, Aberdeen

CURRENTLY ADVERTISED

Marketed from 7 Jul 2026 by Martin & Co, 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**



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: 224266557

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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