

LET PROPERTY PACK

INVESTMENT INFORMATION

Seaforth Road, Aberdeen,
AB24

226479709

 www.letproperty.co.uk





Property Description

Our latest listing is in Seaforth Road, Aberdeen, AB24

Get instant cash flow of **£500** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£670** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

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...



Seaforth Road, Aberdeen,
AB24

226479709



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

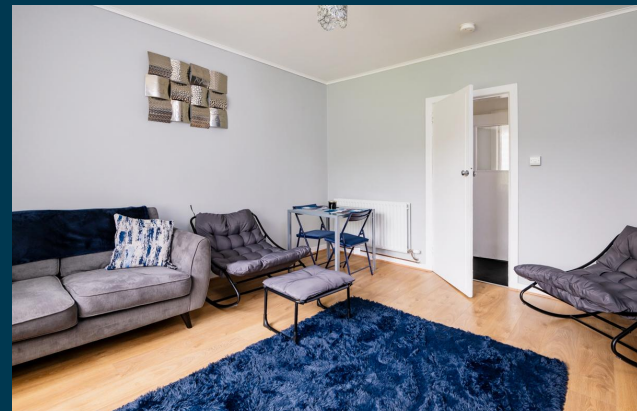
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

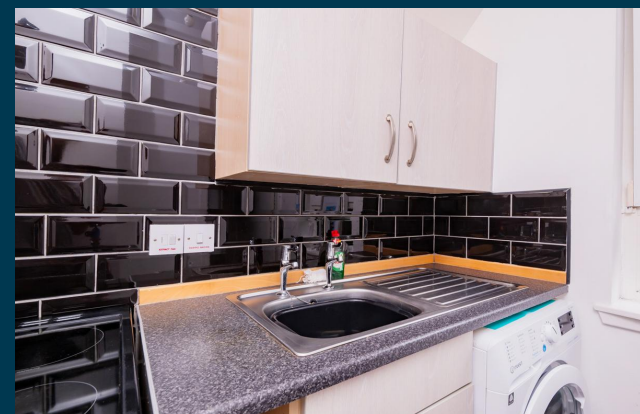
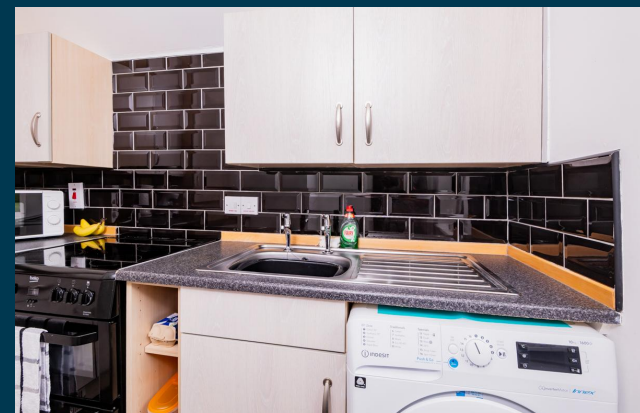
Current Rent: £500

Market Rent: £670

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

| | |
|------------------|------------|
| 25% Deposit | £16,250.00 |
| ADS @ 8% | £5,200.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £22,450.00 |

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 670

| Returns Based on Rental Income | £500 | £670 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £48,750.00 @ 5% | £203.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £50.00 | £67.00 |
| Total Monthly Costs | £268.13 | £285.13 |
| Monthly Net Income | £231.88 | £384.88 |
| Annual Net Income | £2,782.50 | £4,618.50 |
| Net Return | 12.39% | 20.57% |

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,278.50**
Adjusted To

Net Return **14.60%**

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

Annual Net Income **£3,643.50**
Adjusted To

Net Return **16.23%**

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

King Street, Aberdeen

NO LONGER ADVERTISED

Marketed from 18 Oct 2018 to 22 Jan 2020 (461 days) by RE/MAX Property Marketing Centre, Bellshill



£85,000

1 bedroom flat for sale

+ Add to report

Spital, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 23 Jul 2021 to 10 Jan 2022 (171 days) by Portolio, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom flat

Seaforth Road, King Street, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 21 Aug 2024 (8 days) by DJ Alexander, Aberdeen

[+ Add to report](#)



£645 pcm

1 bedroom flat

Seaforth Road, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2024 to 22 Apr 2024 (20 days) by DJ Alexander, 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 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.



www.letproperty.co.uk

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PROPERTY ID: 226479709

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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