

LET PROPERTY PACK

INVESTMENT INFORMATION

Summerfield Terrace,
Aberdeen, AB24

226502210

 www.letproperty.co.uk





Property Description

Our latest listing is in Summerfield Terrace, Aberdeen, AB24

Get instant cash flow of **£800** per calendar month with a **11.6%** 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

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £1.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 83,000.00

25% Deposit	£20,750.00
ADS @ 8%	£6,640.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,390.00

Projected Investment Return



The monthly rent of this property is currently set at £800 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	£800
Mortgage Payments on £62,250.00 @ 5%	£259.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£355.38
Monthly Net Income	£444.63
Annual Net Income	£5,335.50
Net Return	18.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,735.50**
Adjusted To

Net Return **13.16%**

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

Annual Net Income **£4,090.50**
Adjusted To

Net Return **14.41%**

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 £95,000.



£95,000

2 bedroom flat for sale

37 Constitution Street, Aberdeen, AB24 5EU

CURRENTLY ADVERTISED

Marketed from 31 May 2022 by McEwan Fraser Legal, Aberdeen

+ Add to report



£90,000

2 bedroom apartment for sale

Roslin Place, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 30 Sep 2021 to 10 Mar 2022 (161 days) by British Homesellers, National

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

King Street, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 8 Aug 2024 (16 days) by Belvoir, Aberdeen

Broadband Speeds up to 245Mbps | Private Parking | Green Space within .9 miles | Beach within .9 ...

[+ Add to report](#)



£840 pcm

2 bedroom flat

St Clair Street, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Apr 2026 to 3 Jun 2026 (51 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

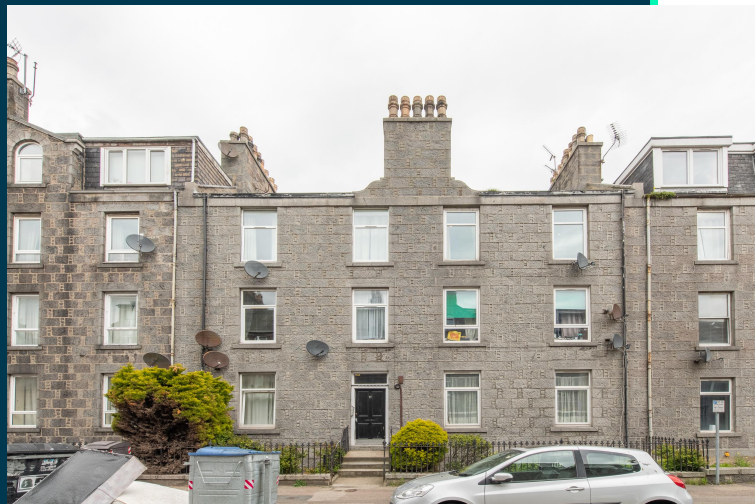


Current term of tenancy: **Moved in within the last 2 years**



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: 226502210

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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