

LET PROPERTY PACK

INVESTMENT INFORMATION

Aspen Grove, Westhill,
AB32

226969818

 www.letproperty.co.uk





Property Description

Our latest listing is in Aspen Grove, Westhill, AB32

Get instant cash flow of **£695** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£751** which would provide the investor a Gross Yield of **10.0%** 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...



Aspen Grove, Westhill,
AB32

226969818



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Market Rent: £751

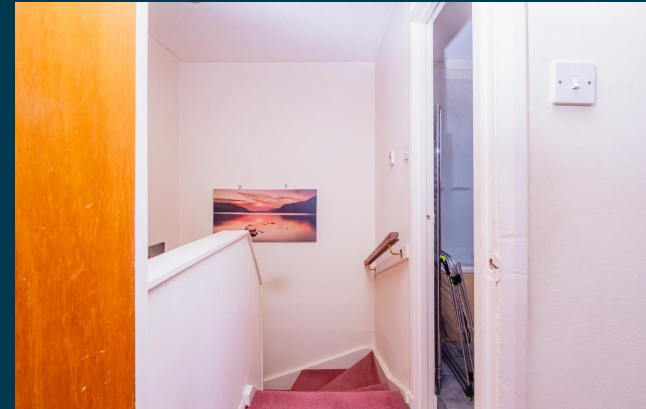
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

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 £695 per calendar month but the potential market rent is

£ 751

Returns Based on Rental Income	£695	£751
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£69.50	£75.10
Total Monthly Costs	£365.75	£371.35
Monthly Net Income	£329.25	£379.65
Annual Net Income	£3,951.00	£4,555.80
Net Return	12.87%	14.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,053.80**
Adjusted To

Net Return **9.95%**

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

Annual Net Income **£3,205.80**
Adjusted To

Net Return **10.44%**

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 £110,000.



£110,000

1 bedroom apartment for sale

+ Add to

Crombie Place, Westhill, AB32

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Mar 2022 to 20 Apr 2022 (49 days) by Purplebricks, covering Aberdeen



£105,000

1 bedroom ground floor flat for sale

+ Add to re

Crombie Drive, Westhill, AB32

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Jul 2022 to 24 Nov 2022 (142 days) by Purplebricks, covering Aberdeen

ONE BEDROOM SELF-CONTAINED FLAT | DOUBLE GLAZING | MODERN FITTED KITCHEN | ELECTRI

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom flat

+ Add to report

Stoneywood Brae, Aberdeen, Aberdeenshire, AB21

NO LONGER ADVERTISED

Marketed from 14 Jan 2022 to 30 Sep 2024 (990 days) by Colby River, Scotland, Forbes Place



£995 pcm

1 bedroom flat

+ Add to report

Stoneywood Brae, Aberdeen, Aberdeenshire, AB21






NO LONGER ADVERTISED

Marketed from 25 Feb 2022 to 12 Dec 2024 (1020 days) by Colby River, Scotland, Forbes Place

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: **13 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.



Aspen Grove, Westhill, AB32

PROPERTY ID: 226969818

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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