

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Broad Street, Fraserburgh,  
AB43 9AU

197505508

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Broad Street, Fraserburgh, AB43 9AU

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

**With an Aberdeen location that allows for easy access to various local amenities and a good potential rental income, this could be the perfect addition to an investors portfolio!**

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



Broad Street,  
Fraserburgh, AB43 9AU

197505508



## Property Key Features

**5 Bedroom**

**5 Bathroom**

**Spacious Rooms**

**Attic**

**Factor Fees: £0.00**

**Market Rent: £925**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] 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
Stamp Duty ADS @ 6%	£11,400.00
Legal Fees	£1,000.00
Total Investment	£59,900.00

# 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.



Returns Based on Rental Income	£925
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£92.50
<b>Total Monthly Costs</b>	<b>£701.25</b>
<b>Monthly Net Income</b>	<b>£223.75</b>
<b>Annual Net Income</b>	<b>£2,685.00</b>
<b>Net Return</b>	<b>4.48%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£835.00**  
Adjusted To

Net Return                      **1.39%**

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

Annual Net Income      **-£165.00**  
Adjusted To

Net Return                      **-0.28%**

# 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 £250,000.00.



£310,000

## 5 bedroom detached house for sale

Saltoun Place, Fraserburgh, Aberdeenshire

+ Add to report

NO LONGER ADVERTISED

\*Guide Price £310,000 - £325,000\* | Four / Five Double Bedrooms | Two Reception Rooms & Conservat...

### SOLD PRICE HISTORY

29 Apr 2013

£250,000



£265,000

## 6 bedroom detached house for sale

Charlotte Street, Fraserburgh, Aberdeenshire

+ Add to report

NO LONGER ADVERTISED

Large Detached Villa | Traditional features | Living Room, Family Room, Games Room, Office | Fitt...

### SOLD PRICE HISTORY

10 Sep 2007

£230,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 5 bedroom detached house

The Grange, Meikle Wartle, Inverurie, AB51

NO LONGER ADVERTISED

\* Superb Detached Dwellinghouse | \* 5 Bedrooms/1 En Suite | \* Good Sized Lounge & Dining Room | \*...

Marketed from 13 Sep 2021 to 28 Sep 2021 (15 days) by Stonehouse Lettings, Kemnay

+ Add to report



£1,250 pcm

## 5 bedroom detached house

Stewart Crescent, Peterhead, AB42

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1639274






Marketed from 28 Feb 2023 to 28 Feb 2023 by OpenRent, London

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Short Assured Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Broad Street, Fraserburgh, AB43 9AU

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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