

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cairnfield Place,  
Bucksburn, Aberdeen,  
AB21 9LT

198062395

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





## Property Description

Our latest listing is in Cairnfield Place, Bucksburn, Aberdeen, AB21 9LT

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**With an Aberdeen City Centre location that allows for easy access to countless amenities and a long term tenant currently situated, this could be the perfect addition to an investors portfolio!**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £73.33**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £500**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £90,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£38,200.00</b>

# Projected Investment Return



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

£ 800

Returns Based on Rental Income	£500	£800
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£73.33	
Ground Rent	£0.00	
Letting Fees	£50.00	£80.00
<b>Total Monthly Costs</b>	<b>£513.33</b>	<b>£543.33</b>
<b>Monthly Net Income</b>	<b>-£13.33</b>	<b>£256.67</b>
<b>Annual Net Income</b>	<b>-£159.96</b>	<b>£3,080.04</b>
<b>Net Return</b>	<b>-0.42%</b>	<b>8.06%</b>

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      **£1,480.04**  
Adjusted To

Net Return                      **3.87%**

## If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income      **£1,280.04**  
Adjusted To

Net Return                      **3.35%**

# 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 £165,000.



£120,000



## 2 bedroom ground floor flat for sale

Cairnfield Place, Aberdeen, AB21

+ Add to report

CURRENTLY ADVERTISED

TWO BEDROOM GROUND FLOOR FLAT | MOVE IN CONDITION, SUITABLE FOR FIRST TIME BUYERS | CLOSE TO LOCA...

### SOLD PRICE HISTORY

1 Jun 2015 ..... £165,000



£125,000



## 2 bedroom flat for sale

Cairnfield Place, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

TWO BEDROOM FLAT | MODERN FITTED KITCHEN | FLOOR TO CEILING WINDOWS | GAS CENTRAL HEATING | DOUBL...

### SOLD PRICE HISTORY

9 Nov 2022 ..... £121,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom apartment

Goodhope Park Flat D, Bucksburn

+ Add to report

NO LONGER ADVERTISED

Virtual tour available | Factored development | Local amenities within walking distance | Secur...

Marketed from 9 Jun 2023 to 29 Jun 2023 (20 days) by Martin & Co, Aberdeen



£795 pcm

## 2 bedroom apartment

Goodhope Park, Dyce

+ Add to report

NO LONGER ADVERTISED






Click on VIRTUAL TOUR! | Bright Spacious Rooms | En-suite | Gas Central Heating | Allocated Parki...

Marketed from 18 Oct 2023 to 19 Oct 2023 by Martin & Co, Aberdeen

# 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 Short Assured Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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Cairnfield Place, Bucksburn, Aberdeen,  
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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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