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LET PROPERTY PACK

INVESTMENT INFORMATION

Kirk Brae Cults, Aberdeen, AB15 9SQ

200350631

(www.letproperty.co.uk





Property Description

Our latest listing is in Kirk Brae Cults, Aberdeen, AB15 9SQ

Get instant cash flow of £850 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for $\pm 1,150$ which would provide the investor a Gross Yield of 8.1% 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...

LETPR®PERTY





Kirk Brae Cults, Aberdeen, AB15 9SQ

200350631

2 bedrooms 1 Bathroom with WC Double glazed windows Garden ground

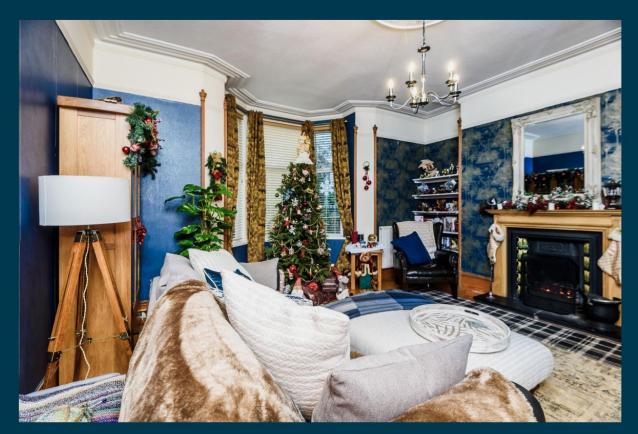
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Property Key Features

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £850 Market Rent: £1,150

















Bedrooms











Exterior







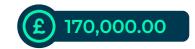






Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£54,200.00

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 £850 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£631.25	£661.25
Monthly Net Income	£218.75	£488.75
Annual Net Income	£2,625.00	£5,865.00
Net Return	<mark>4.84%</mark>	<mark>10.82%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£3,565.00** Adjusted To

Net Return 6.58%

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

Annual Net Income **£3,315.00** Adjusted To

Net Return 6.12%

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 £267,500.



£220,000

Floorplan

bedroom flat for sale	+ Add to report
rk Brae, Cults, Aberdeen, AB15	
O LONGER ADVERTISED	
Two Double Bedrooms Self Contained First Flo With Shower Over B	oor Apartment Spacious Bathroom
SOLD PRICE HISTORY	
23 Nov 2010	£267,500
28 Jan 2002	£124,500

Marketed from 11 Feb 2019 to 14 Nov 2019 (275 days) by Purplebricks, covering Scotland



2 bedroom apartment for sale

358B North Deeside Road, Cults, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

1 reception room. 2 bedrooms | Attractive ground floor 2 bed/ 1 en-suite apartment | Beautifully ...

Marketed from 28 Sep 2022 to 12 Dec 2022 (74 days) by Galbraith, Aberdeen

£250,000



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,885 based on the analysis carried out by our letting team at **Let Property Management**.



£1,885 pcm



Landale Court, Chapelton, Stonehaven, AB39

NO LONGER ADVERTISED

24h Careline | Bar | Guest Suite | Landscaped Garden | Residents Lounge | Craft Room | Gym | On-s...

Marketed from 6 Aug 2021 to 27 Apr 2023 (628 days) by Girlings Retirement Rentals, Bath



2 bedroom retirement property

Landale Court, Chapelton, Stonehaven, AB39

+ Add to report

+ Add to report

NO LONGER ADVERTISED

24h Careline | Bar | Guest Suite | Landscaped Garden | Residents Lounge | Craft Room | Gym

£1,887 pcm

Marketed from 6 Aug 2021 to 27 Apr 2023 (628 days) by Girlings Retirement Rentals, Bath

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

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.



Current term of tenancy: 0-2 years

Payment history: On time for length of tenancy





www.letproperty.co.uk

Kirk Brae Cults, Aberdeen, AB15 9SQ

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.

