

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Erskine Street, Aberdeen,  
AB24

201948318

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





## Property Description

Our latest listing is in Erskine Street, Aberdeen, AB24

Get instant cash flow of **£550** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Erskine Street, Aberdeen,  
AB24

201948318



## Property Key Features

2 bedrooms

1 bathroom with WC

Double Glazed Window

Easy Access to Local Amenities

Factor Fees: £19.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £650

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £75,000 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

# 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 £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£19.00	
Ground Rent	N/A	
Letting Fees	£55.00	£65.00
<b>Total Monthly Costs</b>	<b>£323.38</b>	<b>£333.38</b>
<b>Monthly Net Income</b>	<b>£226.63</b>	<b>£316.63</b>
<b>Annual Net Income</b>	<b>£2,719.50</b>	<b>£3,799.50</b>
<b>Net Return</b>	<b>11.21%</b>	<b>15.67%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,499.50**  
Adjusted To

Net Return                      **10.31%**

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

Annual Net Income      **£2,674.50**  
Adjusted To

Net Return                      **11.03%**

# 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 £143,000.



£159,500



Floorplan

## 2 bedroom flat for sale

Leslie Terrace, Aberdeen, AB25

+ Add to report

NO LONGER ADVERTISED

Listed Below Home Report Value | Self Contained Flat | Two Double Bedrooms | Spacious Dining Kitc...

### SOLD PRICE HISTORY

16 Sep 2016	£182,500
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Marketed from 24 Feb 2020 to 24 Jan 2023 (1065 days) by Purplebricks, covering Aberdeen



£130,000



Floorplan

## 2 bedroom flat for sale

Erskine Street, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ground Floor Flat | Central Location | Two Bedrooms | Spacious Lounge | Modern Kitchen | Family B...

### SOLD PRICE HISTORY

20 Dec 2021	£130,000
8 Feb 2021	£120,000
2 Oct 2018	£136,000

Marketed from 12 Aug 2021 to 3 Dec 2021 (113 days) by Purplebricks, covering Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 2 bedroom flat

Forest Road, West End, Aberdeen, AB15

+ Add to report

CURRENTLY ADVERTISED

\* Large living room with dining area and bay window | \* Master suite with ensuite | \* Garden and ...

SOLD PRICE HISTORY

20 Dec 2023

£230,000



£1,050 pcm

## 2 bedroom flat

Queens Road, Dunvegan, West End, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED LET AGREED






\* LARGE 2 BEDROOM WEST END APARTMENT | \* Lounge and Dining Kitchen on open plan | \* 2 Double Bedr...

Marketed from 13 Dec 2023 to 15 Dec 2023 (1 days) by DJ Alexander, 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 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.



Erskine Street, Aberdeen, AB24

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.



**LETPROPERTY**