

LET PROPERTY PACK

INVESTMENT INFORMATION

Littlejohn Street, Huntly,
AB54 8HL

170976853

 www.letproperty.co.uk





Property Description

Our latest listing is in Littlejohn Street, Huntly, AB54 8HL

Get instant cash flow of **£500.00** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that has easy access to various local amenities, a long term tenant and a rewarding potential rental income, this could be the perfect addition to an investors portfolio!

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



Littlejohn Street, Huntly,
AB54 8HL

170976853



Property Key Features

2 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Shower Room

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £700

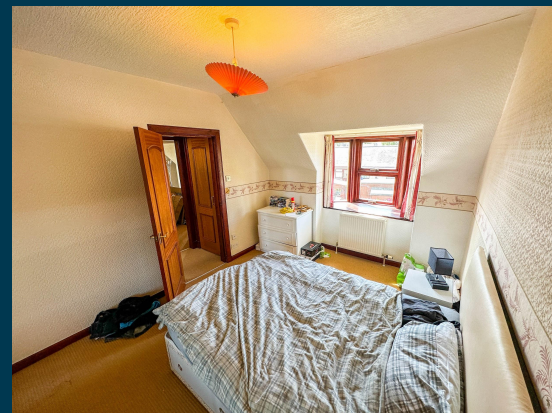
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£500.00	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£70.00
Total Monthly Costs	£377.50	£397.50
Monthly Net Income	£122.50	£302.50
Annual Net Income	£1,470.00	£3,630.00
Net Return	4.59%	11.34%

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 **£2,230.00**
Adjusted To

Net Return **6.97%**

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

Annual Net Income **£2,130.00**
Adjusted To

Net Return **6.66%**

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 £120,000.00.



£118,950

2 bedroom end of terrace house for sale

+ Add to report

75 Gordon Street, Huntly, AB54 8ES

NO LONGER ADVERTISED

To the front of the property is a fully tarmacked off-road car-parking area sufficient for four c...

SOLD PRICE HISTORY

22 May 2023	£120,000
10 Sep 2012	£112,000



£80,000

2 bedroom end of terrace house for sale

+ Add to report

Nelson Street, Huntly, Aberdeenshire

NO LONGER ADVERTISED SOLD STC

Guide Price £80,000 - £95,000 | 2 Bedrooms | Spacious Reception Room | Fitted Kitchen / Diner |...

SOLD PRICE HISTORY

23 Jul 2021	£83,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725.00 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom semi-detached house

+ Add to report

Whitehall View, Inch, AB52

NO LONGER ADVERTISED

LET AGREED

* House | * Private Garden | * Parking Private Driveway | *
Bedrooms : 2 | * EPC : D | * Landlord...

Marketed from 9 Mar 2023 to 14 Apr 2023 (36 days) by Stonehouse Lettings, Kemnay



£695 pcm

2 bedroom semi-detached house

+ Add to report

Whitehall View, Inch, AB52

NO LONGER ADVERTISED

LET AGREED

* House | * Private Garden | * Parking Private Driveway | *
Bedrooms : 2 | * EPC : D | * Landlord...

Marketed from 1 Jun 2022 to 24 Jun 2022 (23 days) by Stonehouse Lettings, Kemnay

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: **5 years +**

 Standard Short Assured 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.



 www.letproperty.co.uk

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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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