

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Union Street Aberdeen,  
AB11 6BS

193273020

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





## Property Description

Our latest listing is in Union Street Aberdeen, AB11 6BS

Get instant cash flow of **£700.00** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

**With good rental returns, easy access into Aberdeen town centre and a tenant that has taken good care of the space, this flat will prove to be a rewarding addition to an investors portfolio.**

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



Union Street Aberdeen,  
AB11 6BS

193273020



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Open Plan Lounge**

**Bathroom and Ensuite**

**Factor Fees: £37.00**

**Current Rent: £700.00**

**Market Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 135,000.00

25% Deposit	<b>£33,750.00</b>
Stamp Duty ADS @ 6%	<b>£8,100.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£42,850.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £700.00 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£700.00	£850
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£37.00	
Letting Fees	£70.00	£85.00
<b>Total Monthly Costs</b>	<b>£543.88</b>	<b>£558.88</b>
<b>Monthly Net Income</b>	<b>£156.13</b>	<b>£291.13</b>
<b>Annual Net Income</b>	<b>£1,873.50</b>	<b>£3,493.50</b>
<b>Net Return</b>	<b>4.37%</b>	<b>8.15%</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      **£1,793.50**  
Adjusted To

Net Return                      **4.19%**

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

Annual Net Income      **£1,468.50**  
Adjusted To

Net Return                      **3.43%**

# 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 £193,600.00.



£178,000

## 2 bedroom flat for sale

Union Street, Aberdeen

NO LONGER ADVERTISED

### Key features

£12,000 BELOW HOME REPORT | Two double bedrooms | Spacious lounge/dining area | High standard of finish | Modern electric heating | City ...

Marketed from 22 Feb 2018 to 10 Sep 2019 (565 days) by Yopa, Scotland

+ Add to report



£125,000

## 2 bedroom flat for sale

Gordon Street, City Centre, Aberdeen, AB11

NO LONGER ADVERTISED

### Key features

Duthie Park within .9 miles | Private Parking Space | Council Tax Band D |  
RGU within 2.3 miles | Quarterly Factoring Fees

Marketed from 31 Jan 2023 to 28 Feb 2023 (27 days) by Belvoir, Aberdeen

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900.00 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom flat

Union Terrace, First Floor, City Centre, Aberdeen, AB10

NO LONGER ADVERTISED

### Key features

\* SPACIOUS 2 BEDROOM FIRST FLOOR APARTMENT | \* Large Lounge with open plan Kitchen | \* Master Bedroom with En Suite Cloakroom and ...

Marketed from 14 Jun 2023 to 1 Jul 2023 (17 days) by Stonehouse Lettings, Aberdeen

+ Add to report



£895 pcm

## 2 bedroom flat

Union Street, Flat 8, Top Floor, AB10

NO LONGER ADVERTISED

### Key features

LUXURY 2 BEDROOM TOP FLOOR APARTMENT WITH EN SUITE | Lounge and open plan Dining Kitchen | 2 Double Bedrooms (1 with En Suite) | ...






Marketed from 10 Oct 2022 to 13 Oct 2022 (2 days) by Aberdeen Property Leasing, Aberdeen

+ 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: **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.



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

Union Street Aberdeen, AB11 6BS

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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