

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Whitehouse Street,  
Aberdeen, AB10 1QJ

194936946

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





## Property Description

Our latest listing is in Whitehouse Street, Aberdeen, AB10 1QJ

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 good rental returns and easy access into Aberdeen town centre, this flat will prove to be a rewarding addition to an investors portfolio.**

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



Whitehouse Street,  
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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**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% 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



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.



<b>Returns Based on Rental Income</b>	<b>£800</b>
Mortgage Payments on £90,000.00 @ 5%	<b>£375.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£470.00</b>
<b>Monthly Net Income</b>	<b>£330.00</b>
<b>Annual Net Income</b>	<b>£3,960.00</b>
<b>Net Return</b>	<b>10.37%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,360.00**  
Adjusted To

Net Return                      **6.18%**

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

Annual Net Income      **£2,160.00**  
Adjusted To

Net Return                      **5.65%**

# 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.



£139,000

## 2 bedroom flat for sale

262F Union Street, Aberdeen, AB10 1TP

NO LONGER ADVERTISED

### Key features

upgraded walk-in condition available for immediate possession

Marketed from 17 May 2022 to 3 Jul 2023 (411 days) by McEwan Fraser Legal, Aberdeen

+ Add to report



£113,000

## 2 bedroom flat for sale

19 Whitehouse Street, Aberdeen, AB10

NO LONGER ADVERTISED

### Key features

£12k Discount on Valuation | Bright & Spacious Top Floor Apartment | Recently Upgraded with New Flooring Throughout | Two Double ...

Marketed from 26 Apr 2022 to 12 Jul 2023 (441 days) by Northwood, Aberdeen

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom flat

Albert Den, West End, Aberdeen, AB25

+ Add to report

CURRENTLY ADVERTISED

Broadband Speeds up to 80Mbps | Green Space within .3 miles | Private Residents Parking | Private...

Marketed from 22 Jan 2024 by Belvoir, Aberdeen



£850 pcm

## 2 bedroom flat

Diamond Street, The City Centre, Aberdeen, AB10

+ Add to report

NO LONGER ADVERTISED





Double glazing | Shower | Washing machine | Television | Fridge Freezer

Marketed from 1 Nov 2023 to 28 Nov 2023 (26 days) by Northwood, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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](http://www.letproperty.co.uk)

Whitehouse Street, Aberdeen, AB10 1QJ

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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