

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road Aberdeen,
AB11

196423665

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road Aberdeen, AB11

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.

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...



Victoria Road Aberdeen,
AB11

196423665



Property Key Features

3 bedrooms

1 bathroom

Fitted Kitchen

Double Glazed Windows

Factor Fees: £0.00

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 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 potential market rent is

£ 700

Returns Based on Rental Income	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£70.00
Total Monthly Costs	£397.50
Monthly Net Income	£302.50
Annual Net Income	£3,630.00
Net Return	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 £100,000.



£100,000

3 bedroom apartment for sale

Victoria Road TFR, Aberdeen

+ Add to report

NO LONGER ADVERTISED

Have your own turret in Torry! We have to offer this large three bedroom apartment in the Torry a...

Marketed from 26 Jan 2018 to 9 Apr 2019 (438 days) by Martin & Co, Aberdeen

Floorplan



£79,999

3 bedroom flat for sale

Victoria Road, Aberdeen, AB11

+ Add to report

NO LONGER ADVERTISED

Three Generously Proportioned Bedrooms | Top Floor Flat | One Bathroom | Large Lounge With Turret...

SOLD PRICE HISTORY

6 May 2005

£47,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,375 based on the analysis carried out by our letting team at **Let Property Management**.



£1,375 pcm

3 bedroom flat

Aurora Apartments, Polmuir Road, Aberdeen, AB11

+ Add to report

NO LONGER ADVERTISED

3 Bedrooms | 2 Bathrooms | Third floor | Underfloor heating

Marketed from 31 Mar 2023 to 11 Apr 2023 (11 days) by DJ Alexander, Aberdeen



£1,350 pcm

3 bedroom flat

Bannermill Place, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1459113

Marketed from 5 Aug 2022 to 10 Aug 2022 (4 days) by OpenRent, London

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**
- ✓ Standard Short Assured Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



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Victoria Road Aberdeen, AB11

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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