

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Charlotte Street Aberdeen,  
AB25 1LR

196591259

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





## Property Description

Our latest listing is in Charlotte Street Aberdeen, AB25 1LR

Get instant cash flow of **£900** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Charlotte Street  
Aberdeen, AB25 1LR

196591259



## Property Key Features

**2 bedroom**

**1 bathroom**

**Three Piece Bathroom**

**Close proximity to valuable amenities**

**Factor Fees: £100.00**

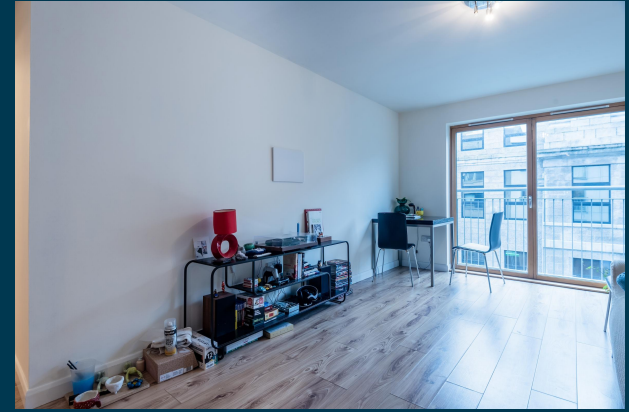
**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £900**

**Market Rent: £1,100**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £135,000 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>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£42,850.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£900	£1,100
Mortgage Payments on £101,250.00 @ 5%	<b>£421.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£100.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£90.00</b>	<b>£110.00</b>
<b>Total Monthly Costs</b>	<b>£626.88</b>	<b>£646.88</b>
<b>Monthly Net Income</b>	<b>£273.13</b>	<b>£453.13</b>
<b>Annual Net Income</b>	<b>£3,277.50</b>	<b>£5,437.50</b>
<b>Net Return</b>	<b>7.65%</b>	<b>12.69%</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      **£3,237.50**  
Adjusted To

Net Return                      **7.56%**

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

Annual Net Income      **£3,412.50**  
Adjusted To

Net Return                      **7.96%**

# 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 £220,000.



£220,000

## 2 bedroom flat for sale

Charlotte Street, Aberdeen, AB25

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Double Bedrooms | Executive Factored Development | Allocated Gated Parking | Ground Floor Fla...

Marketed from 1 May 2019 to 27 Sep 2019 (148 days) by Purplebricks, covering Scotland



£180,000

## 2 bedroom apartment for sale

Charlotte Street, Aberdeen

+ Add to report

CURRENTLY ADVERTISED

Small Modern Development | High Specification | Courtyard Location | Generous Proportioned Rooms ...

Marketed from 10 Aug 2021 by Yopa, Scotland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,595 based on the analysis carried out by our letting team at **Let Property Management**.



£1,595 pcm

## 2 bedroom flat

North Silver Street, Ground Floor, Aberdeen

+ Add to report

NO LONGER ADVERTISED

2 BEDROOM LUXURY APARTMENT WITH EN SUITE | Fully Furnished | Spacious Lounge with open plan kitch...

Marketed from 18 Nov 2022 to 13 Jan 2023 (55 days) by Aberdeen Property Leasing, Aberdeen



£1,100 pcm

## 2 bedroom flat

Charlotte Street, Ground Floor, AB25

+ Add to report

NO LONGER ADVERTISED

Spacious Lounge with open plan Kitchen | Master Bedroom with En Suite | Utility Room | Gas Central...

Marketed from 10 Jan 2024 to 30 Jan 2024 (19 days) by Aberdeen Property Leasing, 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: **Moved in within the last 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)

Charlotte Street Aberdeen, AB25 1LR

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**