

LET PROPERTY PACK

INVESTMENT INFORMATION

Cairnfield Place,
Bucksburn, Aberdeen,
AB21

198062395

 www.letproperty.co.uk





Property Description

Our latest listing is in Cairnfield Place, Bucksburn, Aberdeen, AB21

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

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 an Aberdeen City Centre location that allows for easy access to countless amenities and a long term tenant currently situated, this could be the perfect addition to an investors portfolio!

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



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AB21

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £73.33 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 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%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 800



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.



Returns Based on Rental Income	£500	£800
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£73.33	
Ground Rent	Freehold	
Letting Fees	£50.00	£80.00
Total Monthly Costs	£513.33	£543.33
Monthly Net Income	-£13.33	£256.67
Annual Net Income	-£159.96	£3,080.04
Net Return	-0.39%	7.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,480.04**
Adjusted To

Net Return **3.65%**

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

Annual Net Income **£1,280.04**
Adjusted To

Net Return **3.15%**

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 £215,000.



£215,000

3 bedroom semi-detached house for sale

+ Add to report

4 Goodhope Road, Mugiemoos, Aberdeen, AB21

CURRENTLY ADVERTISED

Marketed from 8 Jan 2025 by Northwood, Aberdeen

Modern home built by Perrett in 2017 | Two Allocated Parking Spaces | Bright kitchen diner with



£215,000

3 bedroom semi-detached house for sale

+ Add to report

Mugiemoos Drive, Aberdeen, AB21

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 May 2024 by Low & Partners, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom end of terrace house

+ Add to report

Goodhope Gardens, Bucksburn

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2024 to 31 Jul 2024 (19 days) by Martin & Co, Aberdeen



£825 pcm

2 bedroom flat

+ Add to report

Goodhope Park, Mugiemoss, Aberdeen, AB21






NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 9 Apr 2024 (18 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: **Yes**
-  Current term of tenancy: **2 years+**
-  Standard 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.



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AB21

PROPERTY ID: 12345678

Interested in this
property investment?

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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