

LET PROPERTY PACK

INVESTMENT INFORMATION

Cairnfield Place, Bucksburn, Aberdeen, AB21

198062395











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...







Cairnfield Place, Bucksburn, Aberdeen, AB21

198062395



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



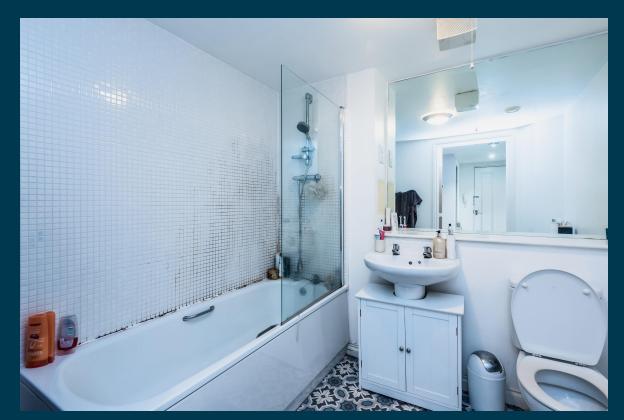






Bathroom









Exterior





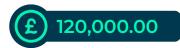
Initial Outlay





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



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





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.

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



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.





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.







Interested in this property investment?

Call us on **0141 478 0985**

Cairnfield Place, Bucksburn, Aberdeen, AB21

PROPERTY ID: 12345678

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.

