

LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Aberdeen,
AB24

200887728

 www.letproperty.co.uk





Property Description

Our latest listing is in King Street, Aberdeen, AB24

Get instant cash flow of **£1,400** per calendar month with a **10.2%** Gross Yield for investors.

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...



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Property Key Features

3 Bedrooms

1 Bathroom

Fully-Equipped Kitchen

**Well-Maintained Three-Piece
Bathroom**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit £41,250.00

Stamp Duty ADS @ 8% £13,200.00

LBTT Charge £400

Legal Fees £1,000.00

Total Investment £55,850.00

Projected Investment Return



The monthly rent of this property is currently set at £1,400 per calendar month.



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	£1,400
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£140.00
Total Monthly Costs	£670.63
Monthly Net Income	£729.38
Annual Net Income	£8,752.50
Net Return	15.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,952.50**
Adjusted To

Net Return **10.66%**

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

Annual Net Income **£6,277.50**
Adjusted To

Net Return **11.24%**

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 £170,000.



£170,000

3 bedroom flat for sale

King Street, Old Aberdeen, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED

£15k under Valuation! | Traditional Granite Double Upper Apartment | Close Proximity to Aberdeen ...

SOLD PRICE HISTORY

15 Dec 2008	£150,000
6 Jul 2006	£110,025



£165,000



2 bedroom flat for sale

King Street, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

****NEW REDUCED FIXED PRICE**** | Self Contained Ground Floor 2 Bedroom Flat | Walking Distance T...

SOLD PRICE HISTORY

20 Jul 2021	£159,100
23 May 2017	£160,000
18 Feb 2010	£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom flat

+ Add to report

King Street, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 May 2025 to 22 May 2025 (14 days) by Capital Letters, Stirling



£1,500 pcm

3 bedroom flat

+ Add to report

King Street, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 28 Apr 2025 to 6 May 2025 (8 days) by Margaret Duffus 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.



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King Street, Aberdeen, AB24

PROPERTY ID: 200887728

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.



LETPROPERTY