

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gallowgate Aberdeen,  
AB25

201238707

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





## Property Description

Our latest listing is in Gallowgate Aberdeen, AB25

Get instant cash flow of **£575** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Gallowgate Aberdeen,  
AB25

201238707



## Property Key Features

**2 Bedrooms**

**1 Bathroom with WC**

**Double Glazed Window**

**Easy Access to Local Amenities**

**Factor Fees: £40 PM**

**Ground Rent: Freehold**

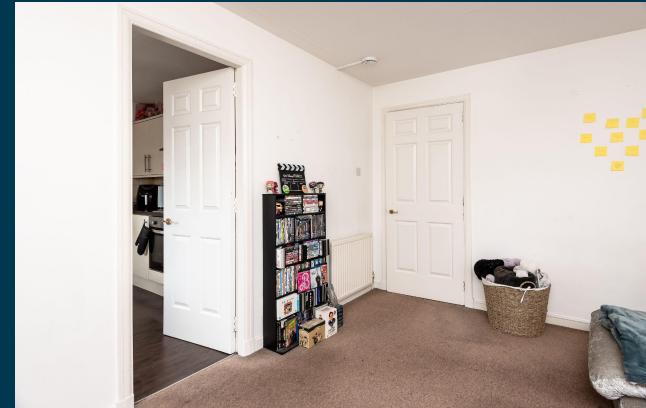
**Lease Length: Freehold**

**Current Rent: £575**

**Market Rent: £950**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit

£27,500.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£37,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 950



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	£575	£950
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	Freehold	
Letting Fees	£57.50	£95.00
Total Monthly Costs	£456.25	£493.75
Monthly Net Income	£118.75	£456.25
Annual Net Income	£1,425.00	£5,475.00
Net Return	3.82%	14.68%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,575.00**  
Adjusted To

Net Return                      **9.58%**

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

Annual Net Income      **£3,825.00**  
Adjusted To

Net Return                      **10.25%**

# 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 £158,000.



£158,000

## 2 bedroom flat for sale

Schoolhill, Aberdeen, AB10

NO LONGER ADVERTISED SOLD STC

Immaculately-presented, two bedroom, first floor flat, set in a period factored residential devel...

Marketed from 5 Jul 2019 to 10 Jun 2021 (705 days) by MOV8 Real Estate, Scotland Head Office

+ Add to report



£125,000

## 2 bedroom flat for sale

6 Berry Street, The City Centre, Aberdeen, AB25

NO LONGER ADVERTISED UNDER OFFER

City Centre Location | Buy to Let Opportunity | Second Floor Apartment | Two Double Bedrooms with...

Marketed from 17 Jun 2021 to 27 Jan 2022 (224 days) by Northwood, Aberdeen

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

## 2 bedroom flat

Crown Street, Aberdeen, AB11

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1873600

Marketed from 24 Oct 2023 to 18 Dec 2023 (55 days) by OpenRent, London



£1,400 pcm

## 2 bedroom flat

Ferryhill Place, Ferryhill, Aberdeen, AB11

+ Add to report

CURRENTLY ADVERTISED

Ultrafast Broadband Available | Duthie Park within .5 miles | Driveway Parking | Additional Parki...

SOLD PRICE HISTORY



# 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: **5 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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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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