

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rosemount Place,  
Aberdeen, AB25

201948345

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





## Property Description

Our latest listing is in Rosemount Place, Aberdeen, AB25

Get instant cash flow of **£600** 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 **9.9%** 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...**



Rosemount Place,  
Aberdeen, AB25

201948345



## Property Key Features

**2 bedrooms**

**1 bathroom with WC**

**Double Glazed Window**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

# 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 £600 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£600	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£95.00
Total Monthly Costs	£434.38	£469.38
Monthly Net Income	£165.63	£480.63
Annual Net Income	£1,987.50	£5,767.50
Net Return	5.42%	15.74%

# Return Stress Test Analysis Report



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

Annual Net Income      **£3,867.50**  
Adjusted To

Net Return                      **10.55%**

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

Annual Net Income      **£4,042.50**  
Adjusted To

Net Return                      **11.03%**

# 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 £138,000.



£138,000



Floorplan

## 2 bedroom flat for sale

Rosemount Place, Aberdeen

+ Add to report

NO LONGER ADVERTISED

Galley Kitchen | Lounge | C Tax Band B | Great Location | Top Floor Apartment | Home Report Avail...

Marketed from 16 Jul 2016 to 24 Apr 2019 (1011 days) by Martin & Co, Aberdeen



£137,500

## 2 bedroom flat for sale

Rosemount Place, Aberdeen

+ Add to report

NO LONGER ADVERTISED SOLD STC

Description RE/MAX Aberdeen City & Shire are delighted to bring to market this newly refurbished...

Marketed from 26 Jan 2021 to 16 Nov 2021 (294 days) by RE/MAX City and Shire, Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

## 2 bedroom apartment

Dempsey Court, Queens Lane North, Aberdeen, AB15

+ Add to report

NO LONGER ADVERTISED

LET AGREED

\* 2 double bedrooms | \* Fully furnished | \* West End location | \* Underground parking | \* Hot wat...

SOLD PRICE HISTORY



£1,350 pcm

## 2 bedroom flat

Whitehall Road, Ground Floor,

+ Add to report

NO LONGER ADVERTISED

Gas Central Heating | Double Glazing | Shower | Fridge | Freezer | Washing Machine | On Street Pe...

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: **3 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.



Rosemount Place, Aberdeen, AB25

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**