

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosemount Place, Aberdeen, AB25

201948345









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



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

201948345

Lounge









Kitchen







Bedrooms

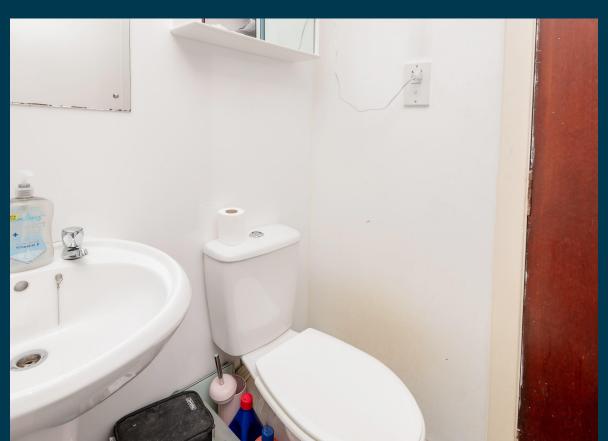






Bathroom







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



25% Deposit **£28,750.00**

Stamp Duty ADS @ 6% **£6,900.00**

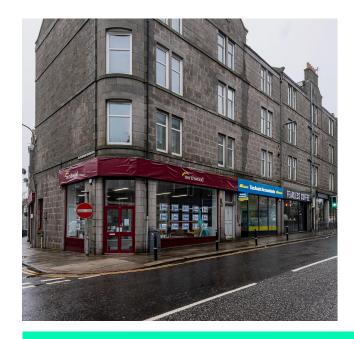
LBTT Charge £0

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



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

£3,867.50

Annual Net Income

Adjusted To

Net Return

10.55%

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

Annual Net Income

£4,042.50

Adjusted To

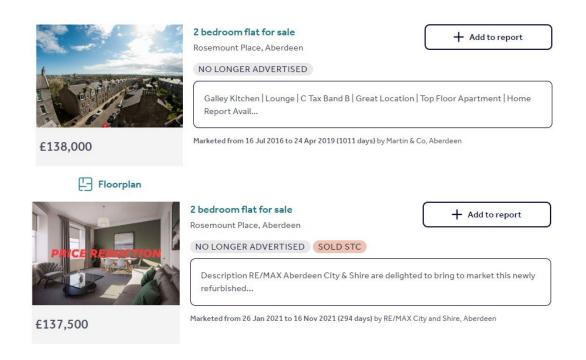
Net Return

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.



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.



2 bedroom apartment

Dempsey Court, Queens Lane North, Aberdeen, AB15

+ Add to report

+ Add to report

NO LONGER ADVERTISED

LET AGREED

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

£1,400 pcm

SOLD PRICE HISTORY



£1,350 pcm

2 bedroom flat

Whitehall Road, Ground Floor,

NO LONGER ADVERTISED

Street Pe...

SOLD PRICE HISTORY

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

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.





Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Rosemount Place, Aberdeen, AB25



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.