

LET PROPERTY PACK

INVESTMENT INFORMATION

Skene Street, Aberdeen, AB10

201763935









Property Description

Our latest listing is in Skene Street, Aberdeen, AB10

Get instant cash flow of £580 per calendar month with a 9% Gross Yield for investors.

This property has a potential to rent for £705 which would provide the investor a Gross Yield of 11.0% if the rent was increased to market rate.

With long term tenant looking to remain in the property, location that allows for easy access to local amenities, and a fantastic potential rental income, this will prove to be a great addition to an investors portfolio!

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







Skene Street, Aberdeen, AB10



1 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Current Rent: £580

Market Rent: £705

201763935

Lounge









Kitchen









Bedrooms





Bathroom









Exterior





Initial Outlay





purchase price of £77,000.00 and borrowing of £57,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£19,250.00**

Stamp Duty ADS @ 6% **£4,620.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £24,870.00

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 £580 per calendar month but the potential market rent is

Returns Based on Rental Income	£580	£705
Mortgage Payments on £57,750.00 @ 5%	£240.63	
Est. Building Cover (Insurance)	£15.00	
Letting Fees	£58.00	£70.50
Total Monthly Costs	£313.63	£326.13
Monthly Net Income	£266.38	£378.88
Annual Net Income	£3,196.50	£4,546.50
Net Return	12.85%	18.28%

Return Stress Test Analysis Report





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

£3,136.50

Annual Net Income

Adjusted To

Net Return

12.61%

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

Annual Net Income

£3,391.50

Adjusted To

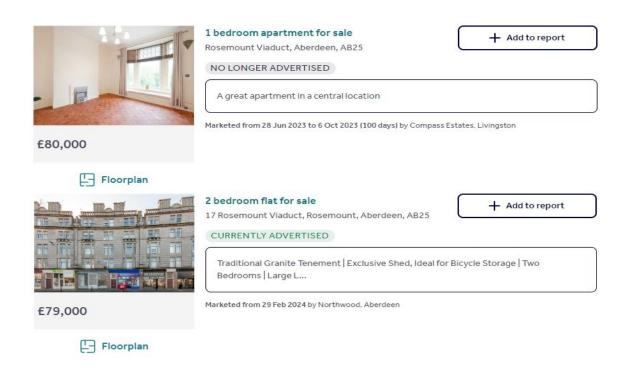
Net Return

13.64%

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 £80,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £705 based on the analysis carried out by our letting team at **Let Property Management**.



£705 pcm

1 bedroom apartment

One bedroom apartment with bills included

NO LONGER ADVERTISED

A selection of studios, one bedroom apartments and co living suites | Each home comes with utilit...

Marketed from 4 Mar 2021 to 11 Mar 2021 (7 days) by Dandara Living, Scotland, The Point





£700 pcm

2 bedroom flat

Summer Street, City Centre, Aberdeen, AB10

NO LONGER ADVERTISED

Situated in a popular City Centre area and only a 2 minutes `walk from Union Street and all the ${\sf I}\dots$

Marketed from 12 Jul 2023 to 20 Sep 2023 (70 days) by AM-PM Leasing, Aberdeen

+ Add to report

+ Add to report

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**

Skene Street, Aberdeen, AB10



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.