

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Summerfield Terrace  
Aberdeen AB24

206995201

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





## Property Description

Our latest listing is in Summerfield Terrace Aberdeen AB24

Get instant cash flow of **£525** per calendar month with a **15.0%** Gross Yield for investors.

This property has a potential to rent for **£548** which would provide the investor a Gross Yield of **15.7%** 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...



Summerfield Terrace  
Aberdeenn AB24

206995201



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £0.00**

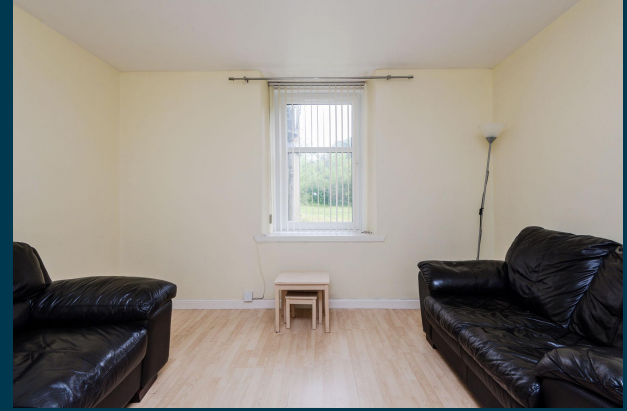
**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £525**

**Market Rent: £548**

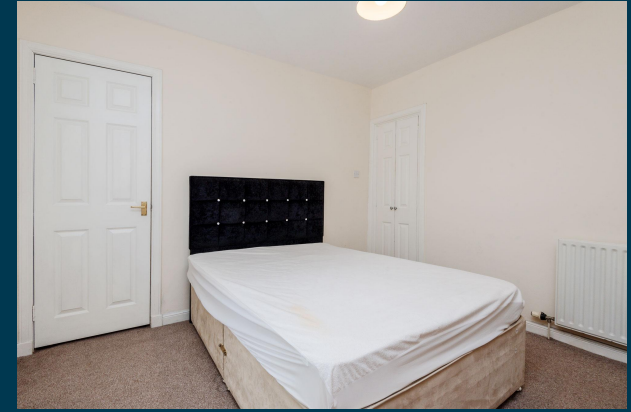
# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 42,000

Stamp Duty ADS @ 6%	£2,520
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£45,520</b>



# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 548



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	£525	£548
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£0.00	
Letting Fees	£52.50	£54.80
<b>Total Monthly Costs</b>	<b>£97.50</b>	<b>£99.80</b>
<b>Monthly Net Income</b>	<b>£427.50</b>	<b>£448.20</b>
<b>Annual Net Income</b>	<b>£5,130.00</b>	<b>£5,378.40</b>
<b>Net Return</b>	<b>11.27%</b>	<b>11.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,282**  
Adjusted To

Net Return                      **9.41%**



# 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 £65,000.



£65,000

## 1 bedroom flat for sale

180F King Street, Aberdeen, AB24 5BH

+ Add to report

NO LONGER ADVERTISED

Prime Property Auctions is excited to present a Vacant 1 Bedroom Flat located minutes from univer...

Marketed from 4 Oct 2023 to 18 Jan 2024 (105 days) by Prime Property Auctions (Scotland) Ltd. Glasgow



£44,000

## 1 bedroom flat for sale

Nelson Street , Aberdeen

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

EXCELLENT FIRST TIME BUY, BUY TO LET OPPORTUNITY OR SECOND HOME.  
Viewing recommended on the grou...

Marketed from 26 Jan 2023 to 29 Apr 2023 (92 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 £550 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

## 2 bedroom flat

King St, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 724954

Marketed from 31 Jan 2024 to 4 Feb 2024 (3 days) by OpenRent, London



£595 pcm

## 1 bedroom flat

Constitution Street, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1678197

Marketed from 24 Apr 2023 to 6 Jun 2023 (43 days) by OpenRent, London

# 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: **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.



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

Summerfield Terrace Aberdeen AB24

PROPERTY ID: 206995201

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**