

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Urquhart Road Aberdeen,  
AB24

195486264

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





## Property Description

Our latest listing is in Urquhart Road  
Aberdeen, AB24

Get instant cash flow of **£950** per calendar  
month with a **7.4%** Gross Yield for investors.

**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...**



Urquhart Road Aberdeen,  
AB24

195486264



## Property Key Features

**2 Bedroom**

**3 Bathroom**

**Spacious rooms**

**Three Piece Bathroom**

**Factor Fees: £1,200 per year**

**Ground Rent: Freehold**

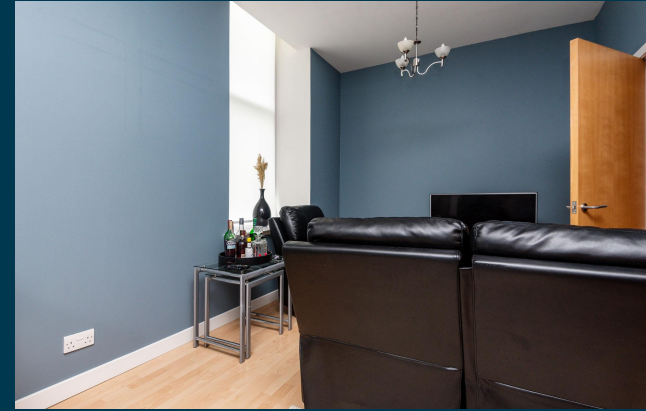
**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £950**

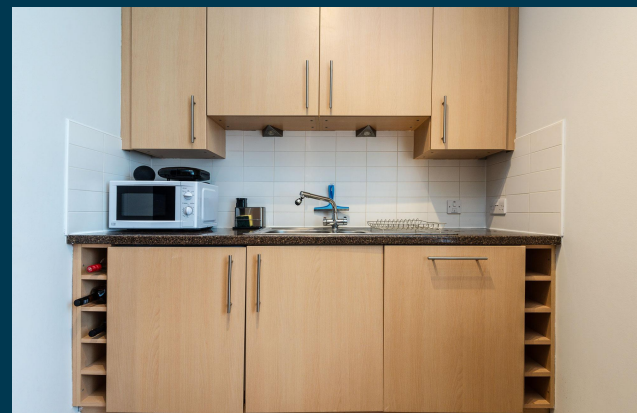


# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£49,250.00



# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£950	£950
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,200.00 per year	
Ground Rent	Freehold	
Letting Fees	£95.00	£95.00
<b>Total Monthly Costs</b>	<b>£694.38</b>	<b>£694.38</b>
<b>Monthly Net Income</b>	<b>£255.63</b>	<b>£255.63</b>
<b>Annual Net Income</b>	<b>£3,067.50</b>	<b>£3,067.50</b>
<b>Net Return</b>	<b>6.23%</b>	<b>6.23%</b>

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.





# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,167.50**  
Adjusted To

Net Return                      **2.37%**

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

Annual Net Income      **£742.50**  
Adjusted To

Net Return                      **1.51%**

# 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 £180,000.



£180,000



Floorplan

**2 bedroom flat for sale**  
52-54 Park Road, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED

Modern Two Bedroom Flat In Ocean Apartments | Open Plan Lounge/Dining/Kitchen | Master Bedroom Wi...

Marketed from 25 Jan 2022 to 15 Feb 2023 (385 days) by Purplebricks, covering Aberdeen



£180,000



Floorplan

**2 bedroom flat for sale**  
52-54 Park Road, Aberdeen, AB24

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Block Of Apartments | Two Bedrooms | Open Plan Living | One Reception | Bathroom And En-Suite | ...

Marketed from 28 Sep 2021 to 3 Aug 2022 (309 days) by Purplebricks, covering Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom flat

Park Road, The Beach, Aberdeen, AB24

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 19 Apr 2023 to 24 Apr 2023 (4 days) by Northwood, Aberdeen

+ Add to report



£950 pcm

## 2 bedroom flat

Ocean Apartments, Park Road, AB24

NO LONGER ADVERTISED

Luxury 2 Bedroom Top Floor Apartment | Lounge with open plan Kitchen | Master Bedroom with en sui...

Marketed from 15 Jul 2022 to 29 Jul 2022 (13 days) by Aberdeen Property Leasing, Aberdeen

+ 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in the last 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)

Urquhart Road Aberdeen, AB24

PROPERTY ID: 12345678

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**