

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashvale Place, Aberdeen,
AB10 6QJ

212692770

 www.letproperty.co.uk





Property Description

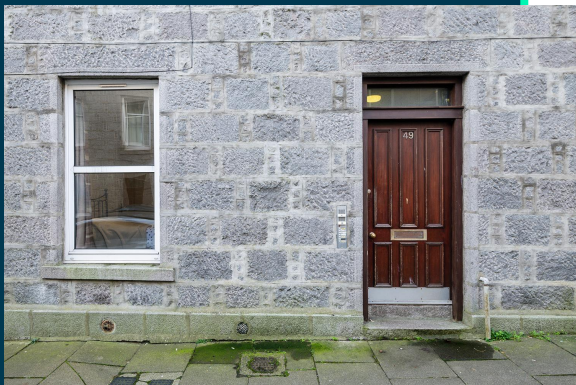
Our latest listing is in Ashvale Place, Aberdeen, AB10 6QJ

Get instant cash flow of **£400** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£538** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Aberdeen. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Ashvale Place, Aberdeen,
AB10 6QJ

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Property Key Features

1 bedroom

1 bathroom

Private Parking Available

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £538

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 6%	£3,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£18,050.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 538



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	£400	£538
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£53.80
Total Monthly Costs	£226.88	£240.68
Monthly Net Income	£173.13	£297.33
Annual Net Income	£2,077.50	£3,567.90
Net Return	11.51%	19.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,491.90**
Adjusted To

Net Return **13.81%**

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

Annual Net Income **£2,742.90**
Adjusted To

Net Return **15.20%**

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 £64,000.



£64,000

1 bedroom flat for sale

+ Add to report

Rosemount Place, Aberdeen, AB25

CURRENTLY ADVERTISED

Marketed from 1 Dec 2023 by Purplebricks, covering Aberdeen

ONE BEDROOM FIRST FLOOR FLAT | ELECTRIC HEATING | DOUBLE GLAZING | SHARED GARDEN



£63,000

1 bedroom flat for sale

+ Add to report

Ground Floor Left, Aberdeen, AB25

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Jun 2023 to 23 Feb 2024 (244 days) by Purplebricks, covering Aberdeen

One Bedroom Apartment | Sought After Location | Perfect First Time Buy | Ideal Buy To Let | Close...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom flat

+ Add to report

Ogilvie Buildings, 77 Dee Street, Aberdeen, AB11

CURRENTLY ADVERTISED LET AGREED

Marketed from 1 Nov 2024 by DJ Alexander, Aberdeen

Superb 1 Bed Flat | Fully Furnished | Central Location | Early August | Private Parking | 02205/1...



£595 pcm

1 bedroom flat

+ Add to report

Flat Imperial House, Exchange Street, AB11

NO LONGER ADVERTISED






Marketed from 2 Oct 2024 to 9 Oct 2024 (6 days) by Margaret Duffus Leasing, Aberdeen

Electric Heating | Council Tax Band B | Security Entry System | Permit Parking | EPC Energy Effic...

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.



www.letproperty.co.uk

Ashvale Place, Aberdeen, AB10 6QJ

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.



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