

LET PROPERTY PACK

INVESTMENT INFORMATION

Charleston Road North,
Aberdeen, AB12

212228388

 www.letproperty.co.uk





Property Description

Our latest listing is in Charleston Road North, Aberdeen, AB12

Get instant cash flow of **£1,175** per calendar month with a **6.4%** 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 be a rewarding addition to an investor portfolio.

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



Charleston Road North,
Aberdeen, AB12

212228388



Property Key Features

3 bedroom

3 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,175

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 220,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £55,000.00 |
| Stamp Duty ADS @ 6% | £13,200.00 |
| LBTT Charge | £1,500 |
| Legal Fees | £1,000.00 |
| Total Investment | £70,700.00 |

Projected Investment Return



The monthly rent of this property is currently set at £1,175 per calendar month.



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 | £1,175 |
| Mortgage Payments on £165,000.00 @ 5% | £687.50 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | Freehold |
| Ground Rent | Freehold |
| Letting Fees | £117.50 |
| Total Monthly Costs | £820.00 |
| Monthly Net Income | £355.00 |
| Annual Net Income | £4,260.00 |
| Net Return | 6.03% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£8,430.00**

Net Return **-11.92%**

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

Annual Net Income Adjusted To **-£11,730.00**

Net Return **-16.59%**

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 £240,000.



£240,000

3 bedroom semi-detached house for sale

+ Add to report

1 Charleston Road, Cove, Aberdeen, AB12 3ZL

NO LONGER ADVERTISED

Marketed from 6 Jun 2023 to 13 Sep 2023 (98 days) by McEwan Fraser Legal, Aberdeen



£210,000

3 bedroom terraced house for sale

+ Add to report

193 Charleston Road North, Cove, Aberdeen, AB12 3ST

NO LONGER ADVERTISED

Marketed from 18 May 2022 to 15 Jul 2022 (58 days) by McEwan Fraser Legal, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom detached house

Whitehills Gardens, Cove, Aberdeen, AB12

NO LONGER ADVERTISED

Marketed from 12 Jul 2023 to 5 Sep 2023 (55 days) by Northwood, Aberdeen

+ Add to report



£1,175 pcm

3 bedroom detached house

Cormorant Brae, Cove, Aberdeen, AB12

NO LONGER ADVERTISED

Marketed from 23 Jan 2024 to 28 Feb 2024 (35 days) by OpenRent, London

+ 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 within 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

Charleston Road North, Aberdeen, AB12

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