

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashvale Place, Aberdeen, AB10 6QA

212675958

www.letproperty.co.uk





Property Description

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

Get instant cash flow of £390 per calendar month with a 8.5% Gross Yield for investors.

This property has a potential to rent for **£524** which would provide the investor a Gross Yield of **11.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR[®]PERTY





Ashvale Place, Aberdeen, AB10 6QA

212675958

Property Key Features

bedroom

1 bathroom

Well Maintained Property

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £390 Market Rent: £524







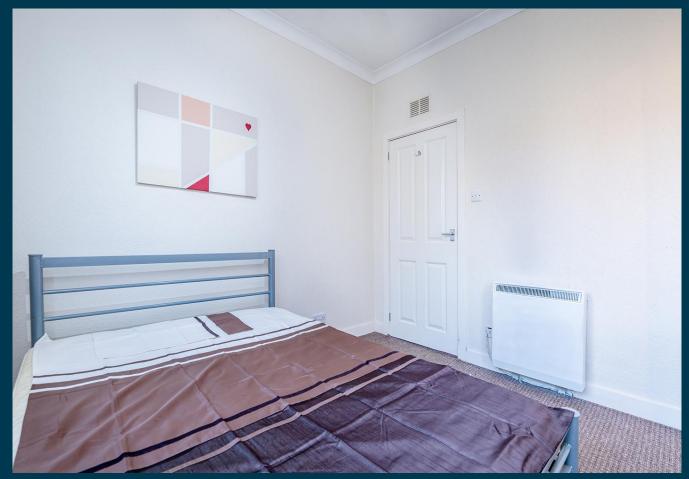
Kitchen





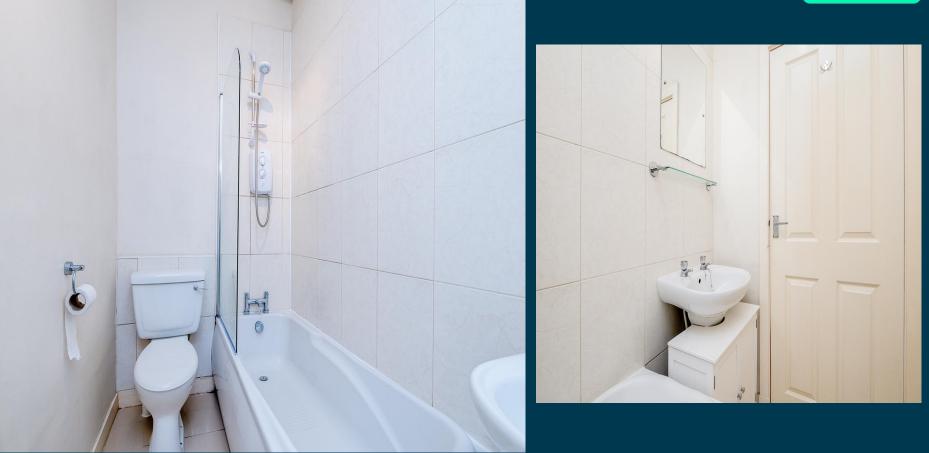
Bedrooms





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



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 £390 per calendar month but the potential market rent is

	Returns Based on Rental Income	£390	£
	Mortgage Payments on £41,250.00 @ 5%	£17 ⁻	1.88
	Est. Building Cover (Insurance)	£15	.00
	Approx. Factor Fees	TE	BC
	Ground Rent	Free	hold
	Letting Fees	£39.00	£5
	Total Monthly Costs	£225.88	<mark>£2</mark>
У	Monthly Net Income	£164.13	<mark>£2</mark>
nt	Annual Net Income	£1,969.50	£3 ,4

Net 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.



10.91%



£524

£52.40

£239.28

£284.73

£3,416.70

18.93%

Return Stress Test Analysis Report





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

Annual Net Income **£2,368.70** Adjusted To

Net Return **13.12%**

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

Annual Net Income **£2,591.70** Adjusted To

Net Return 14.36%

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 £57,000.







Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £530 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat	+ Add to report
£530 pcm	Hartington Road, West End, City Centre, Aberdeen, AB10 NO LONGER ADVERTISED	
	Marketed from 16 Nov 2024 to 2 Dec 2024 (16 days) by DJ Alexander, Aberdeen	
	* West end location * Fully furnished * One bedroom apartment	

	1 bedroom flat	+ Add to report	
	Fonthill Road Flat , First Left, AB11		
	NO LONGER ADVERTISED		
	Marketed from 16 Sep 2024 to 17 Sep 2024 by Aberdeen Property Leasing, Aberdeen		
£525 pcm	Gas Central Heating Double Glazing Shower Fridge Freezer Washing Mac	thine	



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

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.



Ashvale Place, Aberdeen, AB10 6QA

PROPERTY ID: 12345678