

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...



Ashvale Place, Aberdeen,
AB10 6QA

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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

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 £390 per calendar month but the potential market rent is

£ 524



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	£390	£524
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£39.00	£52.40
Total Monthly Costs	£225.88	£239.28
Monthly Net Income	£164.13	£284.73
Annual Net Income	£1,969.50	£3,416.70
Net Return	10.91%	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.



£57,000

1 bedroom flat for sale

+ Add to report

18E Nellfield Place

NO LONGER ADVERTISED

Marketed from 25 May 2023 to 11 Mar 2024 (291 days) by Northwood, Aberdeen

Second Floor Apartment in Traditional Granite Tenement | Shared Rear Garden and On Street Parking...



£55,500

1 bedroom flat for sale

+ Add to report

Ashvale Place, Aberdeen, AB10

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jun 2024 to 1 Oct 2024 (120 days) by We Sell Rented Property, Glasgow

Attention Investors | *Buy to Let Investment* See Investment Schedule Below | *Tenants in Place...

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**.



£530 pcm

1 bedroom flat

+ Add to report

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



£525 pcm

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

Gas Central Heating | Double Glazing | Shower | Fridge | Freezer | Washing Machine

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

Ashvale Place, Aberdeen, AB10 6QA

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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