

LET PROPERTY PACK

INVESTMENT INFORMATION

Holburn Street, Aberdeen,
AB10 6BY

216351570

 www.letproperty.co.uk





Property Description

Our latest listing is in Holburn Street, Aberdeen, AB10 6BY

Get instant cash flow of **£500** per calendar month with a **6.67%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.33%** if the rent was increased to market rate.

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...



Holburn Street, Aberdeen,
AB10 6BY

216351570



Property Key Features

2 Bedrooms

1 Bathroom

Resident-Only Permit Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 700



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	£500	£700
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£70.00
Total Monthly Costs	£346.25	£366.25
Monthly Net Income	£153.75	£333.75
Annual Net Income	£1,845.00	£4,005.00
Net Return	6.01%	13.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,605.00**
Adjusted To

Net Return **8.49%**

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

Annual Net Income **£2,655.00**
Adjusted To

Net Return **8.65%**

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 £97,000.



£97,000

2 bedroom flat for sale

+ Add to report

Flat E 456 Holburn Street, Aberdeen, AB10 7PB

CURRENTLY ADVERTISED

Marketed from 16 Oct 2024 by McEwan Fraser Legal, Aberdeen

**** AVAILABLE £23k BELOW VALUATION*** immaculate walk-in condition two-bedroom dwelling. Desirab...



£95,000

2 bedroom flat for sale

+ Add to report

117 Union Grove, Flat 6, Aberdeen, AB10 6SL

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 7 Feb 2025 (147 days) by Prime Property Auctions (Scotland) Ltd, Glasgow

Prime Property Auctions is excited to present this exceptional residential opportunity! This TENA...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £760 based on the analysis carried out by our letting team at **Let Property Management**.



£760 pcm

2 bedroom flat

Westburn Road, Aberdeen, AB25

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Apr 2025 by DJ Alexander, Aberdeen

Central location | Shared garden | Private shed | Secure entry

+ Add to report



£750 pcm

2 bedroom flat

Caroline Apartments, Forbes Street, Aberdeen, AB25

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 by DJ Alexander, Aberdeen

Central location | Residents parking | Secure entry

+ 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**



Current term of tenancy: **4 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

Holburn Street, Aberdeen, AB10 6BY

PROPERTY ID: 216351570

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