

LET PROPERTY PACK

INVESTMENT INFORMATION

Caperstown Crescent,
Aberdeen, AB16 7BD

216203894

 www.letproperty.co.uk





Property Description

Our latest listing is in Caperstown Crescent, Aberdeen, AB16 7BD

Get instant cash flow of **£875** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



LET PROPERTY



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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £875

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

Projected Investment 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.



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£875	£900
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		FREEHOLD
Letting Fees	£87.50	£90.00
Total Monthly Costs	£508.75	£511.25
Monthly Net Income	£366.25	£388.75
Annual Net Income	£4,395.00	£4,665.00
Net Return	10.01%	10.63%

Return Stress Test Analysis Report



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

Annual Net Income	£2,865.00
Adjusted To	
Net Return	6.53%

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

Annual Net Income	£2,715.00
Adjusted To	
Net Return	6.18%

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 £120,000.



£120,000

3 bedroom terraced house for sale

Manor Avenue, Aberdeen

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Marketed from 1 Mar 2024 to 18 Mar 2024 (17 days) by Remax City & Shire Aberdeen, Aberdeen



£118,000

2 bedroom end of terrace house for sale

Kettlehills Crescent, Aberdeen, AB16

+ Add to report

CURRENTLY ADVERTISED

Marketed from 15 Jul 2024 by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom semi-detached house

Marchburn Drive, Aberdeen, AB16

+ Add to report

NO LONGER ADVERTISED

Marketed from 18 Apr 2025 to 5 May 2025 (17 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2455851



£895 pcm

3 bedroom semi-detached house

Cairncry Road, Aberdeen, AB16

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2023 to 16 Aug 2023 (18 days) by Capital Letters, Stirling

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: **7+ 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.



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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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