

LET PROPERTY PACK

INVESTMENT INFORMATION

Nellfield Place, Aberdeen,
AB10

222360759

 www.letproperty.co.uk





Property Description

Our latest listing is in Nellfield Place, Aberdeen, AB10

Get instant cash flow of **£495** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Nellfield Place, Aberdeen,
AB10

222360759



Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

Good Condition

Factor Fees: £28 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £495

Market Rent: £550

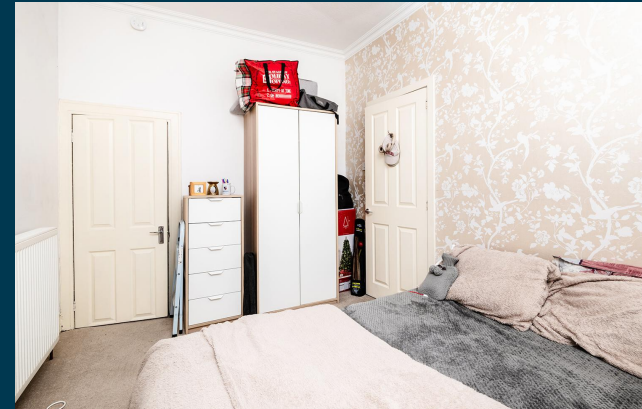
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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 @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

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 £495 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£495	£550
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£28.00	
Ground Rent	Freehold	
Letting Fees	£49.50	£55.00
Total Monthly Costs	£264.38	£269.88
Monthly Net Income	£230.63	£280.13
Annual Net Income	£2,767.50	£3,361.50
Net Return	14.45%	17.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,261.50**
Adjusted To

Net Return **11.81%**

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

Annual Net Income **£2,536.50**
Adjusted To

Net Return **13.25%**

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 £80,000.



£80,000

1 bedroom apartment for sale

+ Add to re

66, Bloomfield Court, Aberdeen

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Aug 2023 to 12 Dec 2023 (122 days) by RE/MAX City and Shire, Aberdeen



£80,000

1 bedroom apartment for sale

+ Add to repo

Ashvale Place, Aberdeen, Aberdeen

NO LONGER ADVERTISED

Marketed from 17 Feb 2022 to 25 May 2022 (96 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

Bloomfield Road, AB10

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2022 to 4 Sep 2025 (1303 days) by Martin & Co, Aberdeen

+ Add to report



£550 pcm

1 bedroom flat

Union Grove, The City Centre, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 10 Apr 2024 to 22 Apr 2024 (12 days) by Northwood, Aberdeen

+ 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: **2 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

Nellfield Place, Aberdeen, AB10

PROPERTY ID: 222360759

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