

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Froghall Road, Aberdeen,  
AB24

224514634

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Froghall Road, Aberdeen, AB24

Get instant cash flow of **£550** per calendar month with a **7.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Froghall Road, Aberdeen,  
AB24

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

# Lounge



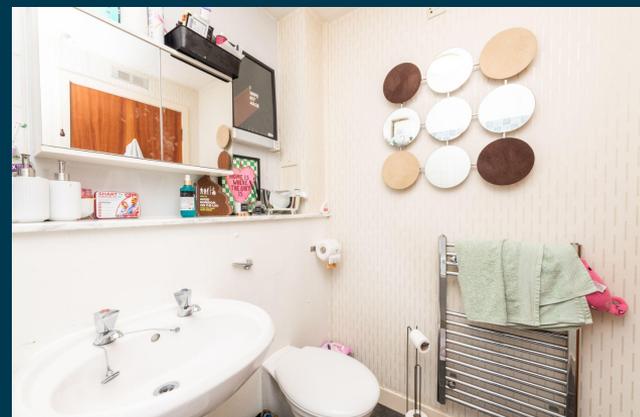
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £55,000 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	<b>£13,750.00</b>
Stamp Duty ADS @ 8%	<b>£4,400.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£19,150.00</b>

# 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 £550 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£550</b>
Mortgage Payments on £41,250.00 @ 5%	<b>£171.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£55.00</b>
<b>Total Monthly Costs</b>	<b>£241.88</b>
<b>Monthly Net Income</b>	<b>£308.13</b>
<b>Annual Net Income</b>	<b>£3,697.50</b>
<b>Net Return</b>	<b>19.31%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,606.30**  
Adjusted To

Net Return                      **13.61%**

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

Annual Net Income      **£2,883.30**  
Adjusted To

Net Return                      **15.06%**

# 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 report

McDonald Court, Aberdeen, AB24

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2023 to 15 Dec 2023 (86 days) by Compass Estates, Livingston



£75,000

## 1 bedroom flat for sale

+ Add to report

5 Charles Street, Aberdeen, AB25 3TU

NO LONGER ADVERTISED

Marketed from 5 Aug 2021 to 8 Oct 2021 (63 days) by McEwan Fraser Legal, Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

## 1 bedroom flat

Froghall Road, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 9 Jul 2025 to 9 Jul 2025 by OpenRent, London

+ Add to report



£550 pcm

## 1 bedroom flat

McDonald Court, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 20 May 2025 by Belvoir, 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: **5 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.



Froghall Road, Aberdeen, AB24

PROPERTY ID: 224514634

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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