

LET PROPERTY PACK

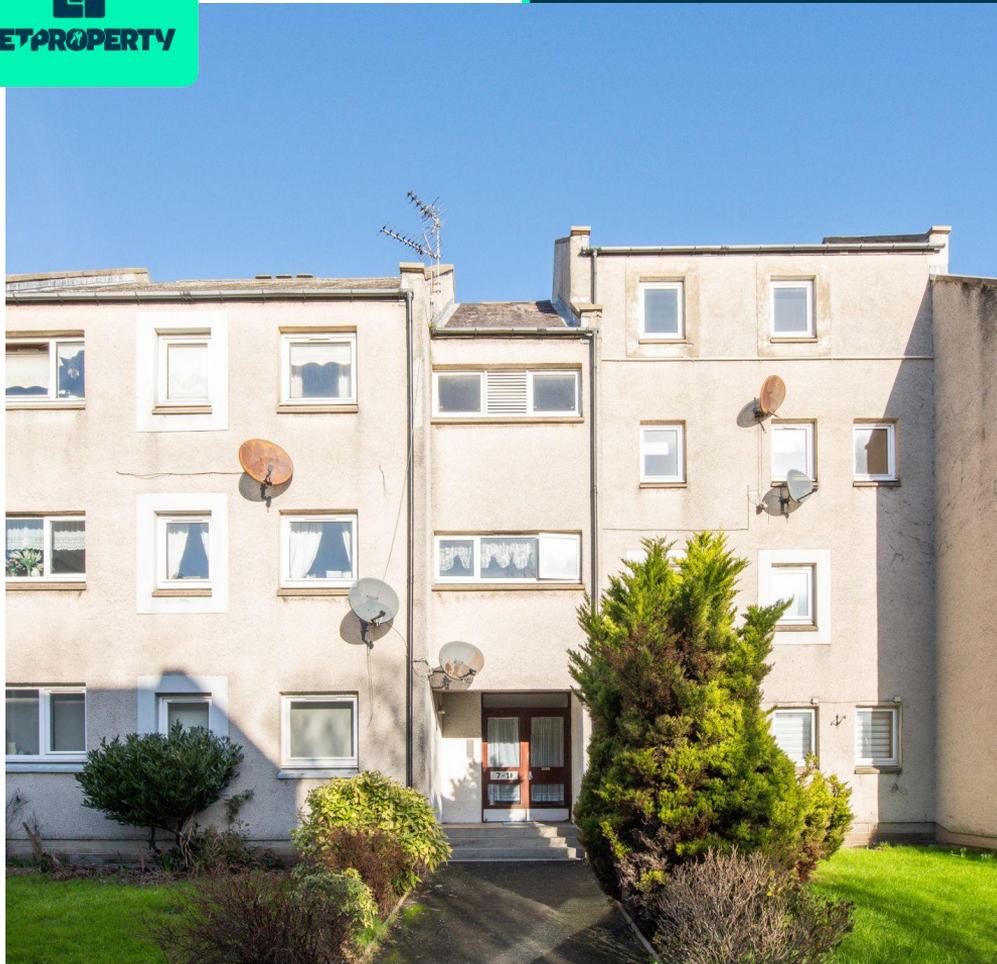
INVESTMENT INFORMATION

Lemon Place, Aberdeen,
AB24

224546764

 www.letproperty.co.uk





Property Description

Our latest listing is in Lemon Place, Aberdeen, AB24

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **12.6%** 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..



Lemon Place, Aberdeen,
AB24

224546764



Property Key Features

3 bedroom

2 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 8%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,650.00

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.



Returns Based on Rental Income	£1,100
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£453.13
Monthly Net Income	£646.88
Annual Net Income	£7,762.50
Net Return	21.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,562.50**
Adjusted To

Net Return **15.60%**

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

Annual Net Income **£6,187.50**
Adjusted To

Net Return **17.36%**

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 £117,000.



£117,000

3 bedroom flat for sale

+ Add to repor

Lemon Place, The City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 6 Nov 2022 to 5 Jun 2023 (210 days) by Northwood, Aberdeen



£115,000

3 bedroom flat for sale

+ Add to rep

Lemon Street, Aberdeen AB24 5JY

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Oct 2022 to 5 Jun 2023 (220 days) by EweMove, Covering Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom flat

King Street, City Centre, Aberdeen

NO LONGER ADVERTISED

Marketed from 11 Jul 2024 to 5 Aug 2024 (24 days) by Murray & Currie, Aberdeen

+ Add to report



£1,050 pcm

3 bedroom flat

Park Place, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 13 Jun 2024 (1 days) by OpenRent, London

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



Lemon Place, Aberdeen, AB24

PROPERTY ID: 224546764

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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