

# PROPERTY INVESTMENT SCHEDULE



Attic Floor Left  
56 Prince St.  
Peterhead  
AB42 1QL

---



wesellrentedproperty.com

# PROPERTY DETAILS

Attic Floor Left  
56 Prince St.  
Peterhead  
AB42 1QL

---

Offers in Excess of  
**£58,000**

## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this delightful 2-bedroom property in the heart of Peterhead.

<b>Type of Home</b>	Flat	<b>Bedrooms</b>	2
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£550 pcm		
<b>Potential Rent</b>	£625 pcm		
<b>Yield</b>	See Pages 7-8		



wesellrentedproperty.com



# PROPERTY IMAGES



wesellrentedproperty.com



# PROPERTY IMAGES



wesellrentedproperty.com

# PROPERTY IMAGES



wesellrentedproperty.com



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years.

**Page 7** – Current annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 8** - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 9** – Historic increase in value & potential future increase in value. Within the area.

**Page 10** – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



wesellrentedproperty.com

# RETURN AT CURRENT RENT

## £550 PCM

Cash Purchase Investment / Current Return = 10.2 Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£60,000</b>	<b>Annual Income</b>	<b>£6,600</b>
LBTT	£3,600	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£64,600</b>	<b>Net Annual Income</b>	<b>£6,600</b>

BTL Mortgage Investment / Current Return = 22.19% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£15,000</b>	<b>Annual Income</b>	<b>£6,600</b>
LBTT	£3,600	Less Mortgage Int	£2,250
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£19,600</b>	<b>Net Annual Income</b>	<b>£4,350</b>

\* Assumed 25% deposit & BTL interest rate of 5%



wesellrentedproperty.com

# RETURN AT POTENTIAL RENT £625 PCM

Cash Purchase Investment / **Potential Return = 11.6% Yield**

Investment		Income	
<b>House Purchase Price</b>	<b>£60,000</b>	<b>Annual Income</b>	<b>£7,500</b>
LBTT	£3,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£64,600</b>	<b>Net Annual Income</b>	<b>£7,500</b>

BTL Mortgage Investment / **Potential Return = 26.79% Yield**

Investment		Income	
<b>25% of Purchase Price</b>	<b>£15,000</b>	<b>Potential Annual Income</b>	<b>£7,500</b>
LBTT	£3,600	Less Mortgage Int	£2,250
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£19,600</b>	<b>Net Annual Income</b>	<b>£5,250</b>

\* Assumed 25% deposit & BTL interest rate of 5%



wesellrentedproperty.com



# PROJECTED FUTURE VALUE

House prices in Prince St have increased by 6% in the last 5 years

### Potential Future Value - 5 years



Based on last 5 years performance



wesellrentedproperty.com

# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON CURRENT RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 57%

<b>Cash Investment</b>	<b>£64,600</b>
5 Year Income	£33,000
Potential Increase in Value	£3,600
<b>Total Potential Return</b>	<b>£36,600</b>

BTL Mortgage Investment / Potential Total Return 129%

<b>Cash Investment</b>	<b>£19,600</b>
5 Year Net Income	£21,750
Potential Increase in Value	£3,600
<b>Total Potential Return</b>	<b>£25,350</b>



wesellrentedproperty.com

# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 64%

<b>Cash Investment</b>	<b>£64,600</b>
5 Year Income	£37,500
Potential Increase in Value	£3,600
<b>Total Potential Return</b>	<b>£41,100</b>

BTL Mortgage Investment / Potential Total Return 152%

<b>Cash Investment</b>	<b>£19,600</b>
5 Year Net Income	£26,250
Potential Increase in Value	£3,600
<b>Total Potential Return</b>	<b>£29,850</b>



wesellrentedproperty.com



# TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



# LOCAL SALES ACTIVITY

## Comparable sale properties



A

**£45,000**

Prince Street, Peterhead, Aberdeen, Aberdeen AB42

ARCHIVED

2 Flat / Freehold

The property has been independently valued at £65,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. Attractively priced - Council Tax Band A - Ideal For First Time ...



B

**£80,000**

118, Queen Street, Peterhead AB42 | Ty AB42

Distance: 0.06 miles

2 Maisonette

\*\* Deadline for Offers - 18 July 2024 \*\* super investment property. 2 bedroom maisonette flat located by the bustling harbour in the Aberdeenshire Port town of Peterhead. Potential rental of ...

Sale date: Apr 2008 Sep 2004  
Price: £83,000 £42,000



F

**£85,000**

13 King Street, Peterhead AB42 | SJ

Distance: 0.2 miles

2 Flat / Freehold Sale date: May 2023

Sale date: May 2023 Aug 2022 Oct 2011  
Price: £85,000 £35,000 £57,500



G

**£69,000**

Constitution Street, Peterhead AB42

ARCHIVED

Distance: 0.25 miles

2 Flat / Freehold

Fantastic opportunity to purchase this ground floor two bedroom apartment in the central location of Peterhead where there are a wide range of amenities available. Within commuting distance to ...



C

**£65,000**

86 King Street, Peterhead AB42 | UH

Distance: 0.1 miles

2 Flat / Freehold Sale date: Aug 2020

Sale date: Aug 2020 Oct 2016 Oct 2016 Nov 2015  
Price: £65,000 £35,000 £42,000 £42,000  
Sep 2015  
£42,000



wesellrentedproperty.com

# LOCAL LETTINGS ACTIVITY

## Comparable rental properties



**£625 pcm (£138 pw)**

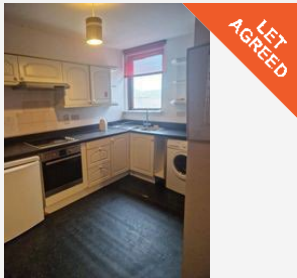
80 King Street, Peterhead AB42

ARCHIVED

Distance: 0.1 miles

2 Flat

This spacious and bright two bedroom self-contained flat is available for lease on a furnished basis. Set within walking distance of the Peterhead town centre, the property benefits from gas ...



**£525 pcm (£121 pw)**

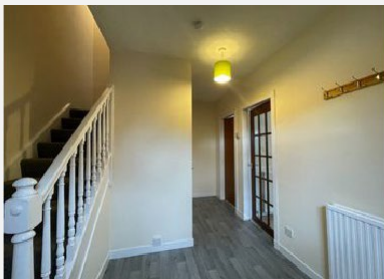
Queen Street, Peterhead, Aberdeenshire AB42

Distance: 0.13 miles

ARCHIVED

2 Flat

Style : Traditional Flat Deposit : One Months Rent Bedrooms : 2 Double Location : Queen Street Peterhead Living rooms : One Bright and Airy Parking : On Street Situated within a central location ...



**£595 pcm (£114 pw)**

Queen Street, Peterhead, Aberdeenshire AB42

Distance: 0.2 miles

ARCHIVED

2 Flat

Aberdeenshire Leasing are pleased to bring to the leasing market, this two-bedroom unfurnished flat, situated within the centre of Peterhead, which offers easy reach to a wide range of local ...



**£595 pcm (£137 pw)**

Government Buildings, Constitution Street, Peterhead AB42

Distance: 0.25 miles

2 Flat


Deposit £300 - We are delighted to offer this newly decorated 2 bed ground floor flat within central Peterhead. (contd...)



wesellrentedproperty.com



# Contact Information

 0141 319 7553

 [info@wesellrentedproperty.com](mailto:info@wesellrentedproperty.com)

 [www.wesellrentedproperty.com](http://www.wesellrentedproperty.com)

## Head Office

New Alderston House  
3 Dove Wynd, Bellshill, ML4 3FB

### DISCLAIMER

All reasonable efforts have been made by We Sell Rented Property Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

We Sell Rented Property Ltd. accepts zero liability for any, and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by We Sell Rented Property Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141 319 7553 or visit <https://www.wesellrentedproperty.com>. To opt out of future communication, contact us at [info@wesellrentedproperty.com](mailto:info@wesellrentedproperty.com).



wesellrentedproperty.com