

PROPERTY INVESTMENT SCHEDULE



24 Adelphi
Aberdeen
Ab11 5BL



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PROPERTY DETAILS

24 Adelphi
Aberdeen
AB11 5BL

Offers in Excess of
£77,500

*** Investment Property ***

We Sell Rented Property are delighted to bring to the market this delightful 2 Bedroom property in the heart of Aberdeen City Centre.

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£575pcm		
Potential Rent	£650pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES



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PROPERTY IMAGES



FLOORPLAN

Flat B, 24, Adelphi, Aberdeen, AB11 5BL



All measurements are approximate and for display purposes only



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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



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RETURN AT CURRENT RENT

£575 PCM

Cash Purchase Investment / Current Return = 8% Yield

Investment		Income	
House Purchase Price	£80,000	Annual Income	£6,900
LBTT	£4,800	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£85,800	Net Annual Income	£6,900

BTL Mortgage Investment / Current Return = 15.12% Yield

Investment		Income	
25% of Purchase Price	£20,000	Annual Income	£6,900
LBTT	£4,800	Less Mortgage Int	£3,000
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£25,800	Net Annual Income	£3,900

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



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RETURN AT POTENTIAL RENT

£650 PCM

Cash Purchase Investment / Potential Return = 9.1% Yield

Investment		Income	
House Purchase Price	£80,000	Annual Income	£7,800
LBTT	£4,800	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£85,800	Net Annual Income	£7,800

BTL Mortgage Investment / Potential Return = 18.6% Yield

Investment		Income	
25% of Purchase Price	£20,000	Potential Annual Income	£7,800
LBTT	£4,800	Less Mortgage Int	£3,000
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£25,800	Net Annual Income	£4,800

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

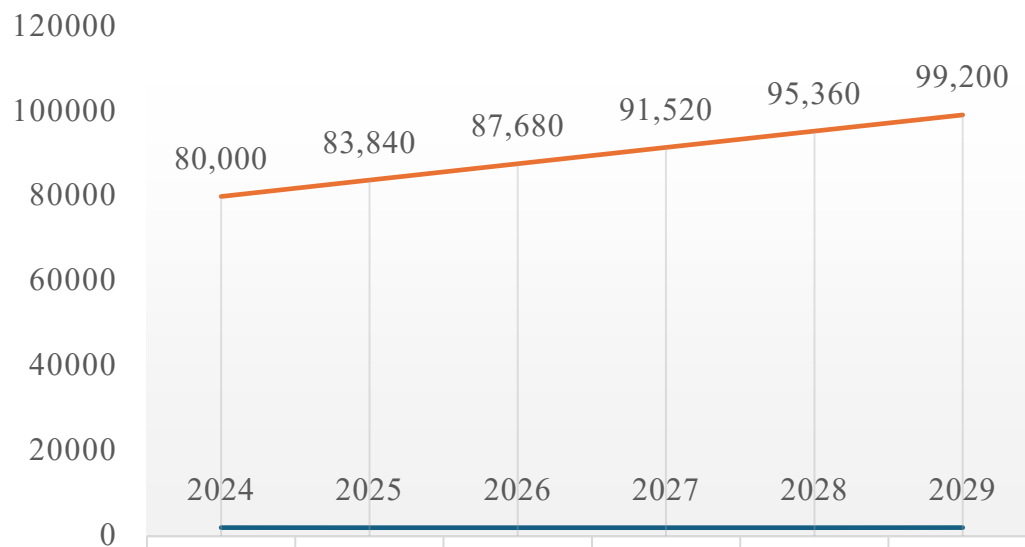


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PROJECTED FUTURE VALUE

House prices in the UK have increased by 24% in the last 5 years

Potential Future Value - 5 years



	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	80,000	83,840	87,680	91,520	95,360	99,200

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 63%

Cash Investment	£85,800
5 Year Income	£34,500
Potential Increase in Value	£19,200
Total Potential Return	£53,700

BTL Mortgage Investment / Potential Total Return 150%

Cash Investment	£25,800
5 Year Net Income	£19,500
Potential Increase in Value	£19,200
Total Potential Return	£38,700



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 68%

Cash Investment	£85,800
5 Year Income	£39,000
Potential Increase in Value	£19,200
Total Potential Return	£58,200

BTL Mortgage Investment / Potential Total Return 167%

Cash Investment	£25,800
5 Year Net Income	£24,000
Potential Increase in Value	£19,200
Total Potential Return	£43,200



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



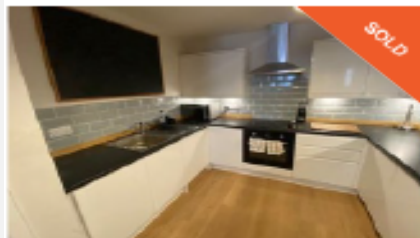
Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY

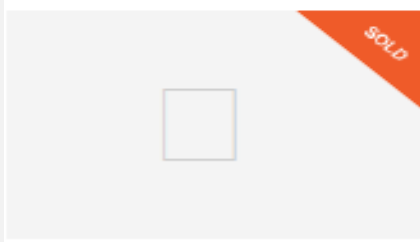
Comparable sale properties



A **£70,000**
Flat 3, 1 Adelphi, Aberdeen AB11 5BL

Sale date: Apr 2024

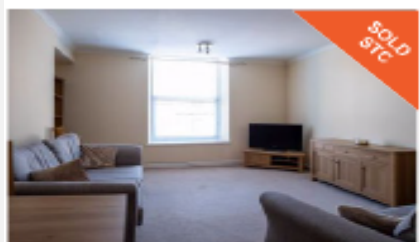
Sale date:	Apr 2024	Mar 2020	Mar 2019
Price:	£70,000	£87,600	£169,000



B **£95,000**
Flat K, 31 Adelphi, Aberdeen AB11 5BL

Flat / Leasehold Sale date: May 2022

Sale date:	May 2022
Price:	£95,000



C **£70,000**
Adelphi, Aberdeen AB11 **ARCHIVED**

2 Flat

Reduced price - Adelphi, Union Street, Aberdeen Virtual Tour and Video Tour Available
Lee-Ann Low, re/max Aberdeen City and Shire is delighted to offer this spacious two bedroom upper floor ...



D **£65,000**
24 Adelphi, Aberdeen AB11 5BL

Distance: 0.02 miles

2 Flat / Freehold Sale date: Jul 2020

Sale date:	Jul 2020	Jan 2005	Aug 2004
Price:	£65,000	£135,000	£90,000



E **£87,500**
Adelphi, City Centre, Aberdeen AB11 **ARCHIVED**

Distance: 0.03 miles

2 Flat

Amazing results!™ are delighted to offer 22b Adelphi, Aberdeen for sale this well presented ground floor two bedroom flat which is situated within a quiet development with Union Street on the door ...



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



F **£625 pcm (£144 pw)**
Adelphi, City Centre, Aberdeen AB11 **ARCHIVED**

2 Flat

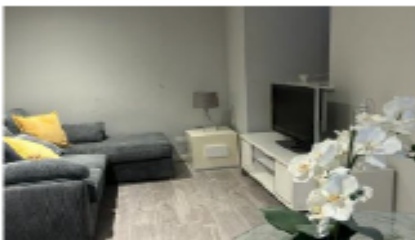
Belvoir are pleased to bring to the rental market this fully furnished, 2-bedroom, ground floor property in the heart of the city, with an abundance of local amenities and transport route on your ...



G **£725 pcm (£167 pw)**
Adelphi, First Floor AB11 **ARCHIVED**

2 Flat

Aberdeen Property Leasing offer For Let this large 2 bedroom fully furnished apartment which has been tastefully furnished and decorated throughout. The welcoming central hallway provides access ...



H **£650 pcm (£150 pw)**
Adelphi, City Centre, Aberdeen AB11 **ARCHIVED**

2 Flat

Belvoir are pleased to bring to the rental market this fully furnished, 2-bedroom, ground floor property in the heart of the city, with an abundance of local amenities and transport route on your ...



I **£599 pcm (£138 pw)**
Adelphi, First Floor AB11 **ARCHIVED**

2 Flat

Ideal city centre location!. We offer For Let this large 2 bedroom part furnished first floor apartment which has been tastefully furnished and decorated throughout. The welcoming central hallway ...



J **£675 pcm (£156 pw)**
Adelphi Lane, City Centre, Aberdeen AB11 **ARCHIVED**


2 Flat

Fully furnished 2 bedroom flat in Aberdeen City Centre



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