ABERDEEN PORTFOLIO

Fully let residential portfolio comprising of 11 properties in Aberdeen

INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

ABERDEEN PORTFOLIO

- A well maintained portfolio comprising of 11 properties in Aberdeen
- Virtually all tenanted & compliant
- The Portfolio is being sold at 15% discount to value
- Properties, when fully let, produce an income of £104,868 pa
- This is a current gross yield of 10.8%
- Potential market yield is also 10.8%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £1,140,000
- Offers invited at £969,000
- Properties are managed by a professional agency

ACCOMMODATION & TENANCY SCHEDULE

Portolio

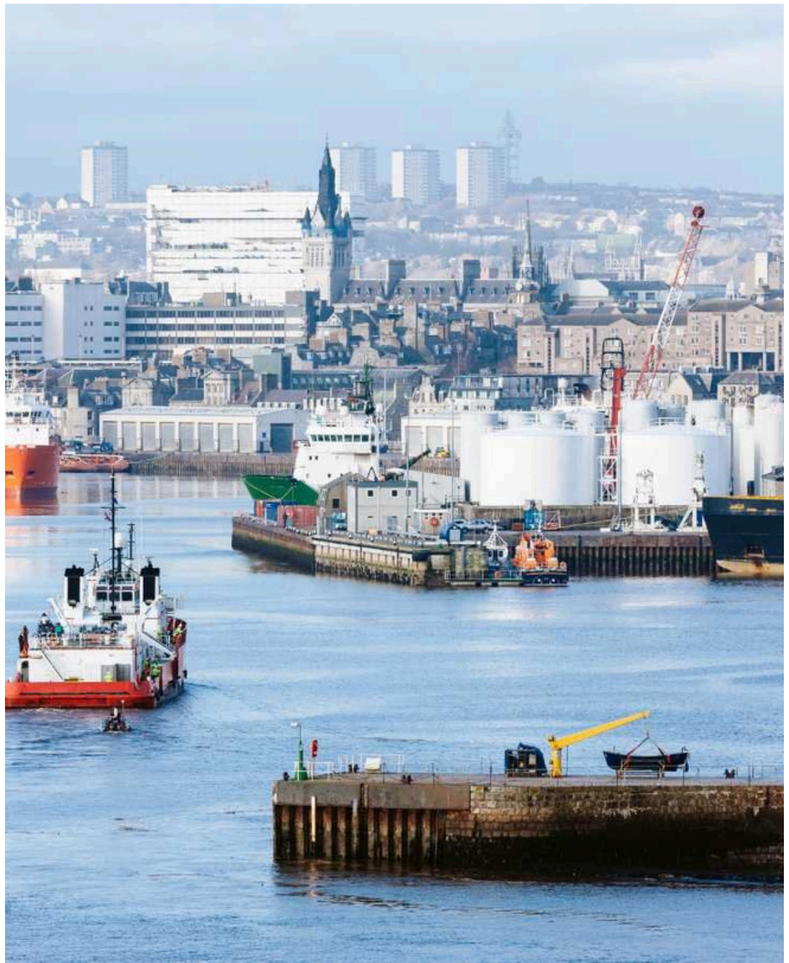
Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
55 Bedford Place, Aberdeen	AB24 3NS	Flat	4	D	£19,200	£19,200	12.5%	12.5%	£180,000	**£153,000**
118 Union Grove, Aberdeen	AB10 6SB	Flat	2	D	£9,300	£9,300	8.4%	8.4%	**£130,000**	**£110,500**
99 Willowbank Road, Aberdeen	AB11 6XJ	Flat	1	D	£7,800	£7,140	9.2%	8.4%	**£100,000**	**£85,000**
40 Elmfield Avenue, Aberdeen	AB24 3PB	Flat	2	C	£11,700	£11,700	8.6%	8.6%	£160,000	£136,000
17, First Floor, Ferryhill Terrace, Aberdeen	AB11 6SR	Flat	1	C	£7,800	£7,800	9.2%	9.2%	£100,000	£85,000
17, Second Floor, Ferryhill Terrace, Aberdeen	AB11 6SR	Flat	1	C	£7,800	£7,800	**9.2%**	9.2%	**£100,000**	**£85,000**
17 Jasmine Terrace, Basement, Aberdeen	AB24 5LA	Flat	2	C	£9,600	£9,000	15.1%	14.1%	£75,000	£63,750

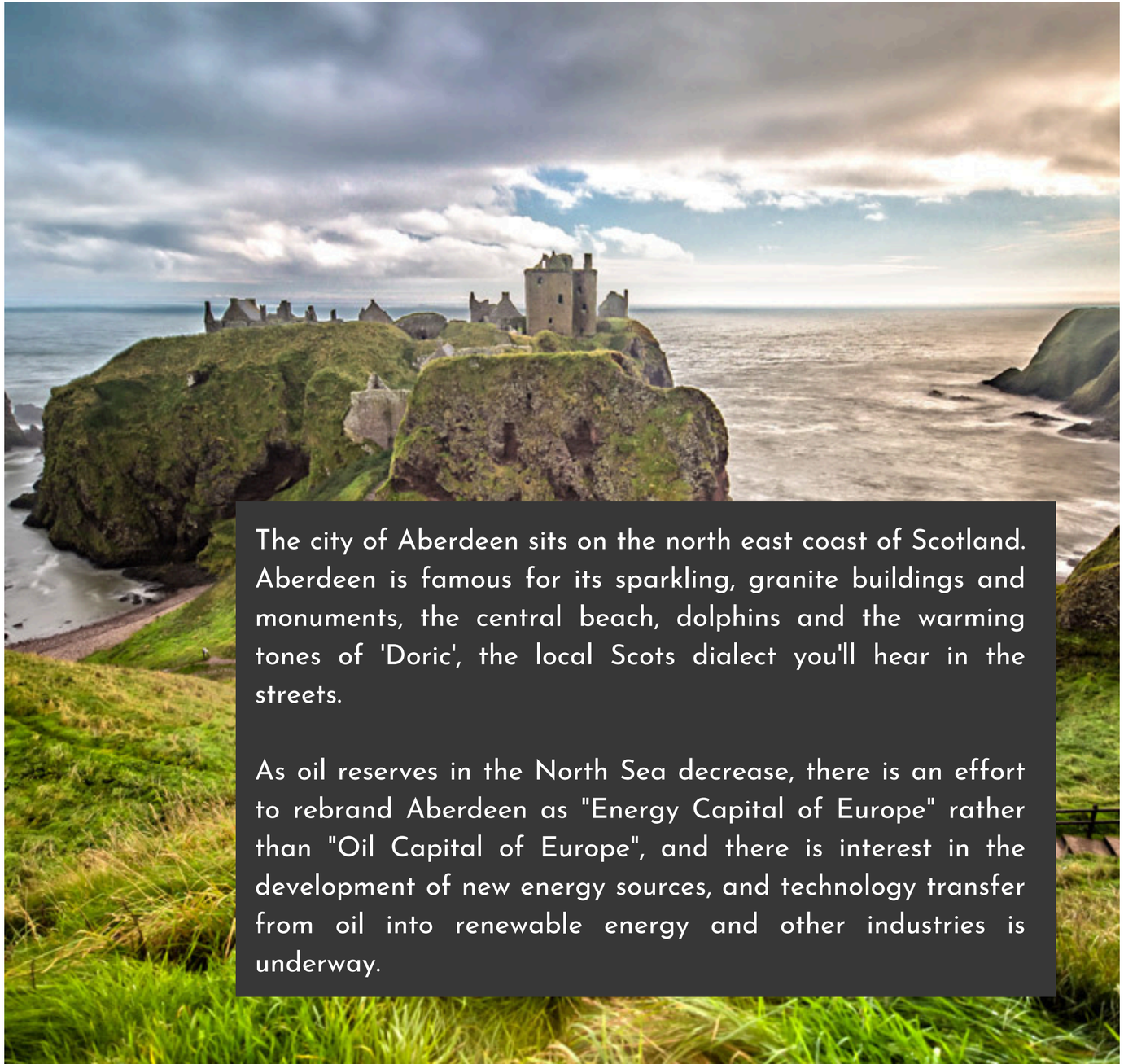
ACCOMMODATION & TENANCY SCHEDULE

Portolio

Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
17a Jasmine Terrace, Ground Floor, Aberdeen	AB24 5LA	Flat	2	E	£8,400	£8,400	13.2%	13.2%	£75,000	**£63,750**
17 Jasmine Terrace, First Floor, Aberdeen	AB24 5LA	Flat	2	E	£9,000	£9,000	14.1%	14.1%	**£75,000**	**£63,750**
17 Jasmine Terrace, Second Floor, Aberdeen	AB24 5LA	Flat	2	D	£8,340	£9,000	13.1%	14.1%	**£75,000**	**£63,750**
9 Urquhart Street, Aberdeen	AB24 5PL	Flat	1	E	£5,928	£5,928	10.0%	10.0%	£70,000	£59,500
					£104,868	£104,268	10.8%	10.8%	£1,140,000	£969,000

ABOUT ABERDEEN





The city of Aberdeen sits on the north east coast of Scotland. Aberdeen is famous for its sparkling, granite buildings and monuments, the central beach, dolphins and the warming tones of 'Doric', the local Scots dialect you'll hear in the streets.

As oil reserves in the North Sea decrease, there is an effort to rebrand Aberdeen as "Energy Capital of Europe" rather than "Oil Capital of Europe", and there is interest in the development of new energy sources, and technology transfer from oil into renewable energy and other industries is underway.

MONI TAGORE

SALES AGENT

ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

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Google Reviews ★★★★★

SAL
SCOTTISH ASSOCIATION OF LANDLORDS

RECOGNISED SUPPLIER 2025

PRS Property Redress Scheme