

ABERDEEN PORTFOLIO

Fully let residential portfolio comprising of 6 properties in
Aberdeen



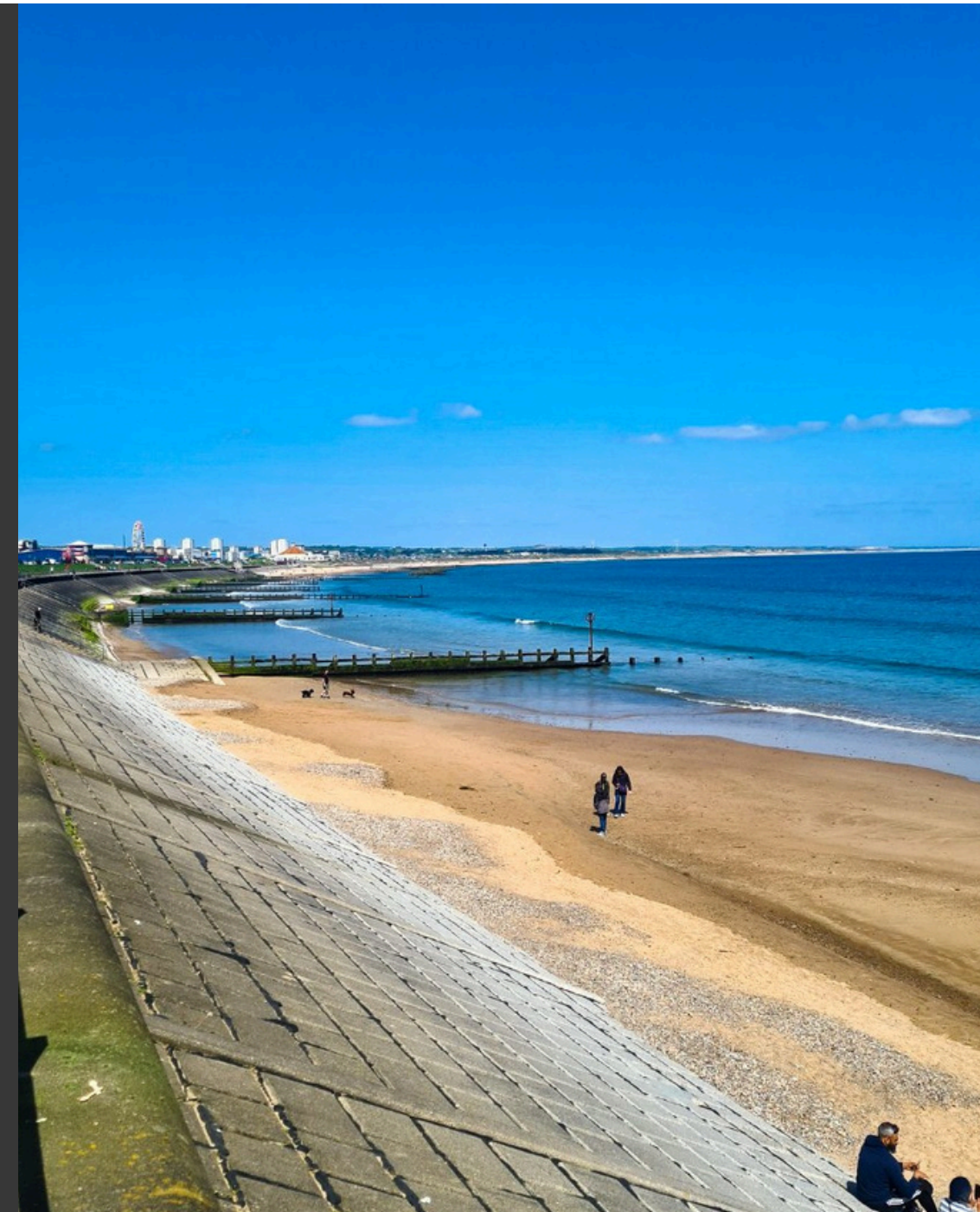
INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

ABERDEEN PORTFOLIO

- A small portfolio comprising of 6 properties in Aberdeen
- Tenanted & fully compliant
- Properties are fully let, producing an income of £29,100 pa
- This is a current gross yield of 8.8%
- Potential market yield is 10.1%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £385,000
- Offers invited at £331,000
- Properties are managed by a professional agency

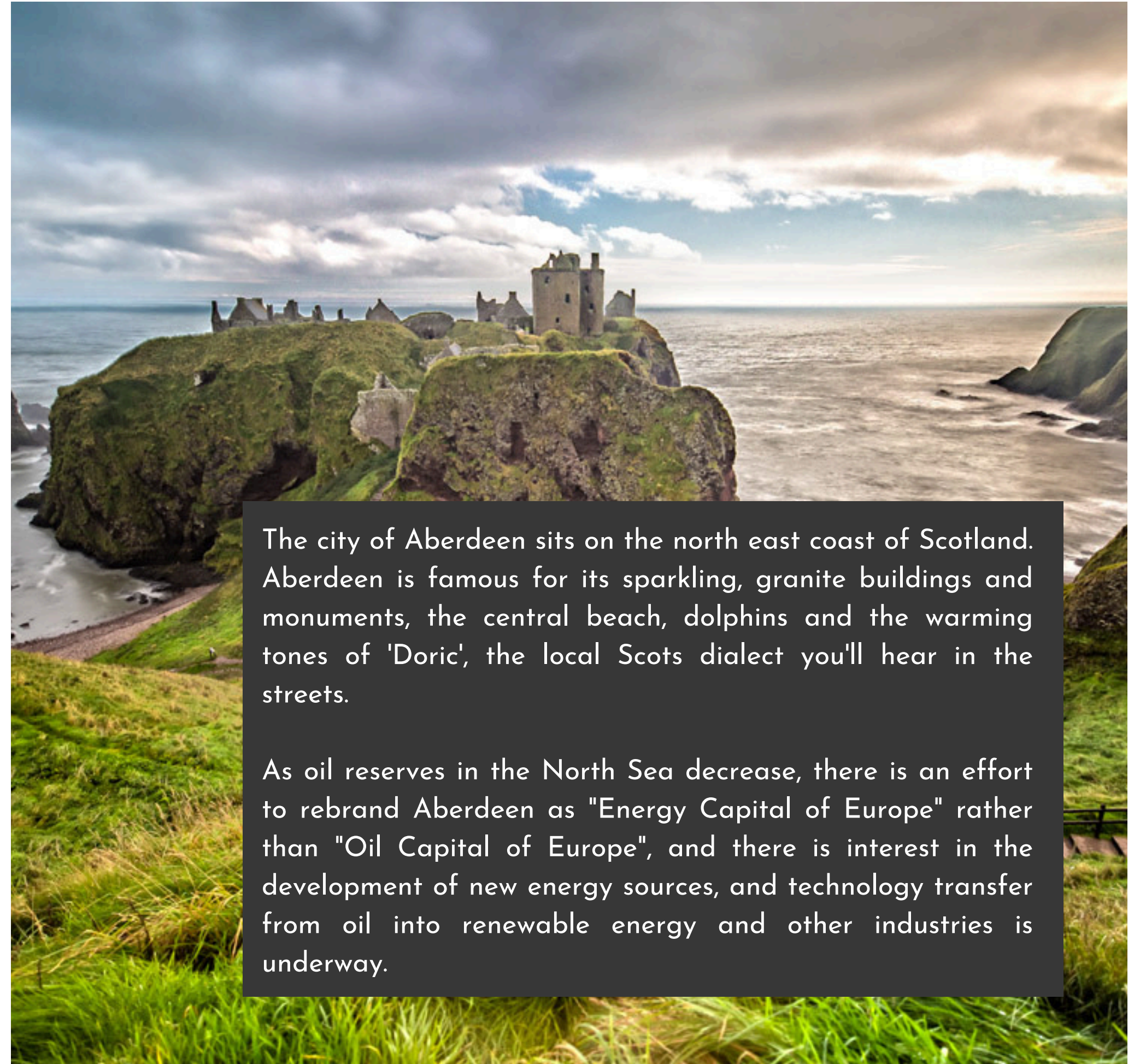


ACCOMMODATION & TENANCY SCHEDULE

Portfolio

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
10 Salisbury Court, Aberdeen	AB10 6PN	Flat	Studio	No EPC	£6,000	£6,000	10.7%	10.7%	£65,000	£55,900
11 Salisbury Court, Aberdeen	AB10 6PN	Flat	Studio	E	£4,800	£5,400	8.6%	9.7%	£65,000	£55,900
18 Salisbury Court, Aberdeen	AB10 6PN	Flat	Studio	E	£4,140	£5,400	8.0%	10.5%	£60,000	£51,600
19 Salisbury Court, Aberdeen	AB10 6PN	Flat	Studio	E	£4,140	£5,400	8.0%	10.5%	£60,000	£51,600
20 Salisbury Court, Aberdeen	AB10 6PN	Flat	1	D	£5,880	£6,300	9.8%	10.5%	£70,000	£60,200
21 Salisbury Court, Aberdeen	AB10 6PN	Flat	Studio	E	£4,140	£5,100	7.4%	9.1%	£65,000	£55,900
					£29,100	£33,600	8.8%	10.1%	£385,000	£331,100

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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SUPPLIER 2025**

