

ABERDEEN INVESTMENT

# You might want to start looking north.

Aberdeen has spent years off the radar of many UK property investors.

**That might be exactly why it's worth another look.**

Accessible entry prices.  
Meaningful rents.  
Stronger yields.

**WHERE YOUR INVESTMENTS  
ARE TREATED LIKE OUR OWN**

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# This isn't the Aberdeen you remember.

The oil crash was real.

Investor sentiment changed.

Many people stopped looking north.

**But Aberdeen didn't disappear.**

Today, Aberdeen is a stable, resilient and forward-looking city with a **diverse economy, strong institutions and a skilled workforce.**



## A CITY THAT KEEPS WORKING

Energy remains a major employer, alongside healthcare, education, engineering, marine, renewables and professional services. Jobs, skills and demand are still here.



## A CITY THAT'S EVOLVING

Investment in infrastructure, the energy transition, technology and the universities is shaping a more diverse, innovative and future-focused Aberdeen.



## A CITY WHERE VALUE STILL EXISTS

Because many investors looked away, entry prices remain far more accessible here than in other major UK cities.

“

Many investors stopped looking at Aberdeen. The city didn't stop moving.

*And that disconnect may be where the opportunity lies.*





# A proper city at extraordinary entry prices.

For many UK and overseas investors, the surprise isn't simply Aberdeen's price. It's the quality, character and location of property those prices can access.

## REALISTIC ENTRY POINTS INTO THE ABERDEEN MARKET

**£50,000**

REAL HOMES.  
REAL STREETS.  
REAL ABERDEEN.

**£60,000**

REAL HOMES.  
REAL STREETS.  
REAL ABERDEEN.

**£70,000**

REAL HOMES.  
REAL STREETS.  
REAL ABERDEEN.

**£80,000**

REAL HOMES.  
REAL STREETS.  
REAL ABERDEEN.



IN MANY PARTS OF THE UK, THESE FIGURES WOULDN'T PROVIDE THE DEPOSIT.  
**IN ABERDEEN, THEY BUY THE PROPERTY.**

## QUALITY, CHARACTER AND LOCATION – AT PRICES THAT STILL MAKE SENSE.

From granite terraces and city-centre stock to leafy residential areas and coastal neighbourhoods, Aberdeen offers investors choice – and tenants a place they're proud to call home.



**CITY CENTRE**

Strong rental demand from professionals, contractors and students.

Walkable. Connected.  
Always in demand.



**WEST END**

Sought-after residential streets with charm, amenities and excellent rental appeal.

Desirable by tenants.  
Attractive to investors.



**COASTAL AREAS**

Lifestyle locations within easy reach of the city – popular with families and professionals.

Great places to live.  
Great places to let.



**ACCESSIBLE NEIGHBOURHOODS**

Areas where entry prices remain accessible but rental demand is strong.

Because value is about location and demand, not just postcode.



**AND THE RENTAL NUMBERS CAN STILL WORK.**

**£550 – £750+ PCM**

Carefully selected one- and two-bedroom properties can achieve rents in this range, depending on location and specification.



“

You don't necessarily have to buy below market value to find an attractive gross yield in Aberdeen.





# So who actually lives here?

Aberdeen is home to a large, diverse and mobile population.

**These are the people who rent.  
These are the people who keep demand strong.**



**Real people. Real jobs. Real demand.**

**Strong rental appeal across every part of the city.**

## ABERDEEN ATTRACTS PEOPLE FOR WORK, STUDY AND LIFESTYLE



### ENERGY PROFESSIONALS

Aberdeen remains a global energy hub. Oil & gas, renewables, subsea and energy services continue to support thousands of well-paid professionals.



### NHS & HEALTHCARE STAFF

Aberdeen Royal Infirmary and a network of hospitals, clinics and care facilities employ a large and growing workforce.



### UNIVERSITY STAFF & STUDENTS

Aberdeen is a leading university city with a strong international student community and a constant turnover of academic staff.



### YOUNG PROFESSIONALS

The city's graduate opportunities, lifestyle and affordability attract young professionals starting and building their careers.



### CONTRACTORS & TEMPORARY WORKERS

Short- and medium-term contracts bring a steady stream of contractors who need quality, convenient rental homes.



### INTERNATIONAL WORKERS & GRADUATES

From around the world, people come to Aberdeen for work, study and new opportunities – and they need somewhere to live.



### Different people. Different reasons. Same need.

A reliable, well-located home in a city they're proud to live in.  
**That's why demand in Aberdeen remains strong.**





# Aberdeen is more than oil.

Energy remains at the heart of our city and our global reputation. But Aberdeen's economy is broader, deeper and built for the future.

**A diverse economy. Strong institutions. Real investment. Long-term potential.**



A city with multiple growth engines – and reasons to be optimistic for the next 20+ years.



**Strong foundations. Future focused.**

Investment in skills, infrastructure and innovation is creating a more diverse, resilient Aberdeen.

## THE SECTORS DRIVING ABERDEEN'S FUTURE



**ENERGY & OIL & GAS**



A world-leading energy hub. Oil & gas, subsea, engineering and energy services continue to drive high-value jobs and investment.



**ENERGY TRANSITION & RENEWABLES**



Renewables, hydrogen, carbon capture and low-carbon innovation are attracting major projects and forward-thinking companies.



**SUBSEA & MARINE EXPERTISE**



Aberdeen's global reputation in subsea engineering and marine technology continues to open doors worldwide.



**UNIVERSITIES & RESEARCH**



World-class universities drive research, innovation and a constant flow of graduates and skilled professionals into the city.



**HEALTHCARE & LIFE SCIENCES**



A growing healthcare sector and strength in life sciences and medical technology support long-term employment.



**PORT & LOGISTICS**



A busy deep-water port with strong links to global markets, supporting trade, jobs and future infrastructure growth.



**ENGINEERING & MANUFACTURING**



A long heritage of engineering excellence and a modern, innovative manufacturing base built for the future.



**LIFE SCIENCES & INNOVATION**



Research, technology and innovation clusters are creating high-value jobs and international collaboration.



**FOOD, DRINK & HOSPITALITY**



A thriving food and drink scene and a growing hospitality sector add lifestyle, jobs and investment appeal.



**TOURISM & LIFESTYLE**



Coast, countryside and culture – Aberdeen offers quality of life that attracts people to live and stay.



**A diverse economy. A skilled workforce. A city that keeps investing in itself.**

**THAT'S WHY ABERDEEN HAS A FUTURE THAT GOES FAR BEYOND OIL.**





# What does £60,000 actually buy?

Character. Location. Rental demand.

Across the city, £60,000 can buy an attractive two-bedroom property that, after refurbishment, tenants are proud to call home.

**Real homes. Real streets. Real rent.**



These properties can be purchased for around £60,000 and achieve strong rental income in desirable areas.

## ROSEMOUNT AB25



A traditional granite flat in one of Aberdeen's most desirable rental locations. Close to the city centre, local shops and excellent transport links.

**£60,000**

APPROX. PURCHASE PRICE

**£795 pcm**

APPROX. RENT ACHIEVED

- 2 BEDROOM FLAT
- FIRST FLOOR
- POPULAR RENTAL LOCATION
- HIGH TENANT DEMAND

## CITY CENTRE TENEMENT AB10



A bright, well-presented two-bedroom flat in the heart of the city. Walkable to offices, restaurants, universities and everything tenants love.

**£60,000**

APPROX. PURCHASE PRICE

**£750 pcm**

APPROX. RENT ACHIEVED

- 2 BEDROOM FLAT
- TOP FLOOR
- CITY CENTRE LOCATION
- STRONG RENTAL APPEAL

## FERRYHILL / WEST END AB11



Set in well-established residential areas with excellent amenities, parks and transport – ideal for long-term tenants.

**£60,000**

APPROX. PURCHASE PRICE

**£825 pcm**

APPROX. RENT ACHIEVED

- 2 BEDROOM FLAT
- SECOND FLOOR
- SOUGHT-AFTER AREA
- CONSISTENT DEMAND



At around £60,000, these homes offer an attractive entry point into Aberdeen's rental market.





# And yes — the numbers can be very interesting.

Smart buying, local knowledge and the right property can combine to deliver strong returns — even at today's market prices.

Here's a real Aberdeen investment.



We found this off-market through our local network, carried out a light refurbishment and secured a suitable tenant quickly.

— STUART MCMORRAN, DIRECTOR

## CASE STUDY AB11 – 1 BEDROOM FLAT



### A low-entry investment. Strong rental return.

Purchased off-market for £39,999, this one-bedroom flat is just minutes from the city centre, universities, hospitals and transport links.

After a light refurbishment, it was quickly let at £550 pcm to a professional tenant.



**£39,999**  
PURCHASE PRICE



**£60,000**  
EMV



**£550 pcm**  
RENT ACHIEVED



**17.0%**  
GROSS YIELD



**OFF-MARKET**  
ACQUISITION



### THE NUMBERS

|   |                            |               |
|---|----------------------------|---------------|
| Ⓐ | LEGALS & REFURBISHMENT     | <b>£6,000</b> |
| ⓪ | FALLON WRIGHT SOURCING FEE | <b>£4,000</b> |
| Ⓐ | ADS                        | <b>£0</b>     |

MONEY LEFT AFTER REFINANCE

**c. £5,000**



**ROCE**  
(AFTER REFINANCE)

**55%**



### A REAL RESULT FOR A REAL INVESTOR

This investor was building a portfolio and wanted strong cash flow from the start. Buying below market value, keeping refurbishment light and placing a quality tenant meant the property was refinanced quickly, returning most of the investor's capital while delivering immediate monthly income.

*"It's exactly the kind of property I want more of — and it all started with a conversation."*

— INVESTOR CLIENT



**Real property. Real numbers. Local knowledge.**  
That's how we help investors buy with confidence in Aberdeen.





# The opportunity is Aberdeen. Our advantage is that we're here.

We live here. We work here. We know Aberdeen inside out — the streets, the neighbourhoods, the people and the property market.

**Local knowledge. Independent advice.**  
**Focused on your success.**

“Two perspectives. One local advantage.  
Your property people in Aberdeen.”

## WHAT WE DO FOR INVESTORS



### FIND THE RIGHT OPPORTUNITIES

We source quality off-market and on-market properties that meet your investment goals.



### VIEW & ASSESS

We visit, assess and report honestly — highlighting the good, the bad and the opportunity.



### KNOW THE LOCATIONS

We know which streets rent well, which areas are growing and which to avoid.



### NEGOTIATE WITH CONFIDENCE

We negotiate strongly on your behalf to secure the right property at the right price.



### COORDINATE THE PROCESS

From solicitors to trades, we keep everything moving smoothly from offer to completion.



### SUPPORT YOUR INVESTMENT JOURNEY

From first purchase to portfolio growth, we're here as your long-term property partner.

## WE HELP YOU SEE WHAT OTHERS MISS.

Not every £60,000 flat is a bargain. We know which ones will perform — and which ones are cheap for a very good reason.



### BARGAIN



Right location.  
Good condition.  
Strong rental demand.  
Solid long-term value.



### PROCEED WITH CAUTION



Needs work.  
Market risk.  
Tenant demand uncertain.  
Costs may escalate.



### EXPENSIVE FOR A REASON



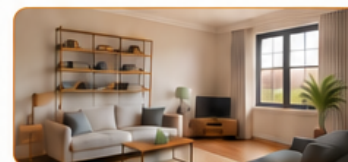
Poor location.  
Low demand.  
Hidden issues.  
Difficult to let or sell.



**AND THE RENTAL NUMBERS CAN STILL WORK.**

## £550 – £750+ PCM

Carefully selected one- and two-bedroom properties can achieve rents in this range, depending on location and specification.



You don't necessarily have to buy below market value to find an attractive gross yield in Aberdeen.



**LET'S TALK**  
**YOUR NEXT INVESTMENT STARTS HERE.**

Whether you're building your first portfolio or expanding an existing one, we'd love to hear from you.



**07815 500459**



**team@fallonwright.co.uk**



**www.fallonwright.co.uk**

