

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kemnay Gardens, Dundee,  
DD4 7SS

193818466

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Kemnay Gardens, Dundee, DD4 7SS

Get instant cash flow of **£525.00** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**With a Dundee City Centre location and a rental income that ensures a great return on investment, this property would make for the perfect addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



Kemnay Gardens,  
Dundee, DD4 7SS

193818466



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £525.00**

**Market Rent: £600**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£25,800.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £525.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£525.00	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£52.50	£60.00
<b>Total Monthly Costs</b>	<b>£317.50</b>	<b>£325.00</b>
<b>Monthly Net Income</b>	<b>£207.50</b>	<b>£275.00</b>
<b>Annual Net Income</b>	<b>£2,490.00</b>	<b>£3,300.00</b>
<b>Net Return</b>	<b>9.65%</b>	<b>12.79%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£2,100.00**  
Adjusted To

Net Return                      **8.14%**

## If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income      **£2,100.00**  
Adjusted To

Net Return                      **8.14%**



# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £79,000.00.



**2 bedroom flat for sale**  
Kemnay Gardens, Dundee, Angus, DD4

+ Add to report

NO LONGER ADVERTISED SOLD STC

### Key features

Attractive two bedroom flat | Popular residential area | No onward chain | EPC = D, Council Tax Band = A | Lounge | Modern fitted kitchen | Shower ...

Marketed from 21 Oct 2022 to 8 Dec 2022 (48 days) by Your Move, Dundee

### Sold price history

19 Dec 2022 £79,000



**2 bedroom flat for sale**  
Kemnay Gardens, Dundee

+ Add to report

NO LONGER ADVERTISED SOLD STC

### Key features

A Superb 2nd Floor Flat Refurbished To A High Standard | Move-In Condition! | Popular Location | 2 Double Bedrooms | Spacious, Double ...

Marketed from 18 Jun 2021 to 13 Oct 2021 (116 days) by Yopa, Scotland

### Sold price history

17 Aug 2021 £76,650

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom flat

Aboyne Avenue, Dundee, DD4 7TA

+ Add to report

NO LONGER ADVERTISED

LET AGREED

2 Bedroom Flat | 2nd Floor | Gas Central Heating | Double Glazing | Shared Garden | Modernised



£650 pcm

## 2 bedroom flat

Aboyne Avenue, Dundee, DD4 7TA

+ Add to report

NO LONGER ADVERTISED






LET AGREED

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# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years +**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





[www.letproperty.co.uk](http://www.letproperty.co.uk)

Kemnay Gardens, Dundee, DD4 7SS

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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