

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Blackness Road, Dundee, DD2 1RW

195280693











### **Property Description**

Our latest listing is in Blackness Road, Dundee, DD2 1RW

Get instant cash flow of £475.00 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

With close proximity to the Dundee City Centre and a potential rental income that ensures a rewarding return on investment, this property would prove to be a reliable and rewarding long term rental investment

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









1 Bedroom

1 Bathroom

**Modern Kitchen** 

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £475.00

Market Rent: £600

Blackness Road, Dundee, DD2 1RW

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# Lounge







# Kitchen





# **Bedrooms**







# Bathroom





# **Exterior**





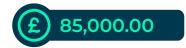
## **Initial Outlay**





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£21,250.00** 

Stamp Duty ADS @ 6% **£5,100.00** 

Legal Fees £1,000.00

Total Investment £27,350.00

## **Projected Investment Return**





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.

The monthly rent of this property is currently set at £475.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£475.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£328.13	£340.63
Monthly Net Income	£146.88	£259.38
Annual Net Income	£1,762.50	£3,112.50
Net Return	6.44%	11.38%

## Return Stress Test Analysis Report





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

Annual Net Income

£1,912.50

Adjusted To

Net Return

6.99%

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

Annual Net Income

£1,837.50

Adjusted To

Net Return

**6.72**%

## 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 £102,000.00.



£105,000

#### 1 bedroom apartment for sale

Blackness Road, Dundee

CURRENTLY ADVERTISED UNDER OFFER

Key features

Rosie Fraser Real Estate are delighted to bring to the market this one bedroom appartment located near Dundee's City Centre.

Marketed from 30 Jan 2023 by Rosie Fraser Real Estate, Dundee



£105,000

#### 1 bedroom flat for sale

258H Blackness Road, Dundee, DD2 1RS

NO LONGER ADVERTISED

Key features

TOP FLOOR FLAT | OPEN OUTLOOKS | BRIGHT LOUNGE | SPACIOUS DINING KITCHEN | DOUBLE BEDROOM | MODERN BATHROOM | GAS CH ...

Marketed from 10 Mar 2023 to 23 May 2023 (73 days) by Northwood, Dundee

Sold price history

10 Mar 2023 £98,000

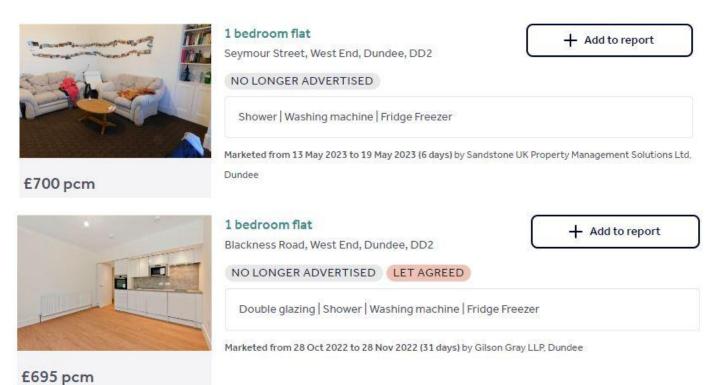
+ Add to report

+ Add to report

## 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**.



#### **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



Current term of tenancy: 5 years +



Standard Short Assured Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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

# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Blackness Road, Dundee, DD2 1RW



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.