

LET PROPERTY PACK

INVESTMENT INFORMATION

Walkers Mill, Dundee, DD3
7DD

196726166

 www.letproperty.co.uk





Property Description

Our latest listing is in Walkers Mill, Dundee, DD3 7DD

Get instant cash flow of **£825** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a Dundee City Centre location, a long term tenant situated and a rental income that ensures a good return on investment, this property will prove to be a great addition to an investor's portfolio.

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



Walkers Mill, Dundee,
DD3 7DD

196726166



Property Key Features

3 Bedroom

2 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

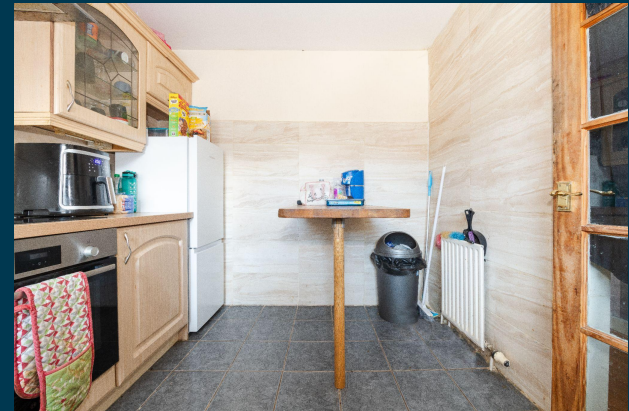
Current Rent: £825

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
Legal Fees	£1,000.00
Total Investment	£55,250.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£825	£1,000
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£82.50	£100.00
Total Monthly Costs	£644.38	£661.88
Monthly Net Income	£180.63	£338.13
Annual Net Income	£2,167.50	£4,057.50
Net Return	3.92%	7.34%

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 **£2,057.50**
Adjusted To

Net Return **3.72%**

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

Annual Net Income **£1,432.50**
Adjusted To

Net Return **2.59%**

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 £200,000.00.



£175,000

2 bedroom penthouse for sale

33 Riverside Park, Blairgowrie, PH10 6GB

+ Add to report

NO LONGER ADVERTISED

Penthouse Apartment | 3 Bathrooms | Security Entry | GCH | Double Glazing | Parking

SOLD PRICE HISTORY

16 Sep 2009

£200,000



£149,950

2 bedroom flat for sale

Riverside Park, Blairgowrie

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

2 Bedrooms | Allocated Parking | Double Glazing | Gas Central Heating | Master En Suite Shower Ro...

SOLD PRICE HISTORY

9 May 2023

£151,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom flat

Dura Street, Stobswell, Dundee, DD4

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Burglar alarm | Washing machine | Fridge Freezer

Marketed from 4 Aug 2022 to 17 Aug 2022 (12 days) by Sandstone UK Property Management Solutions Ltd, Dundee



£1,200 pcm

3 bedroom flat

Victoria Road, City Centre, Dundee, DD1

+ Add to report

NO LONGER ADVERTISED






Double glazing | Washing machine | Fridge Freezer

Marketed from 7 Jun 2022 to 24 Jun 2022 (16 days) by Tay Letting, Edinburgh

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: **5 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

Walkers Mill, Dundee, DD3 7DD

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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