

LET PROPERTY PACK

INVESTMENT INFORMATION

Blaikies Mews, Alexander
Street, Dundee, DD3 7UN

199530235

 www.letproperty.co.uk





Property Description

Our latest listing is in Blaikies Mews, Alexander Street, Dundee, DD3 7UN

Get instant cash flow of **£480** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Blaikies Mews, Alexander Street, Dundee, DD3 7UN

199530235



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Current Rent: £480

Market Rent: £850

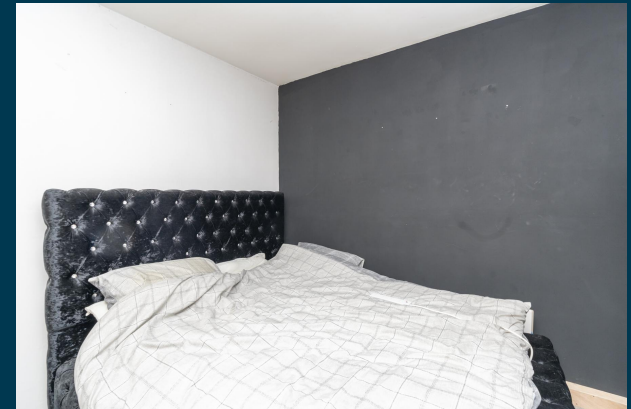
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000 and borrowing of £97,500.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £480 per calendar month but the potential market rent is

£ 850



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.



Returns Based on Rental Income	£480	£850
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£48.00	£85.00
Total Monthly Costs	£469.25	£506.25
Monthly Net Income	£10.75	£343.75
Annual Net Income	£129.00	£4,125.00
Net Return	0.31%	9.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,425.00**
Adjusted To

Net Return **5.87%**

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income **£2,175.00**
Adjusted To

Net Return **5.27%**

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 £135,000.



£135,000

2 bedroom terraced house for sale

Blaikies Mews, Dundee

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Stunning Newly Refurbished Property | Walking Distance To Dundee City Centre | Conservatory Exte...

Marketed from 23 Oct 2020 to 15 Jul 2021 (264 days) by Remax Professionals, Kirkcaldy



£135,000

2 bedroom terraced house for sale

Blaikies Mews, Alexander Street, Dundee

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Dundee City Centre With-in Walking Distance | Peaceful Cul-De-Sac | Large Garden Plot | Modern Sh...

Marketed from 6 Aug 2020 to 6 Jul 2021 (333 days) by Remax Professionals, Kirkcaldy

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom semi-detached house

Albany Terrace, Dundee, DD3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 443505

Marketed from 10 Apr 2023 to 29 Apr 2023 (18 days) by OpenRent, London



£950 pcm

2 bedroom house

Blaikies Mews, Alexander Street

+ Add to report

NO LONGER ADVERTISED LET AGREED






Quiet Residential Area | Private Driveway | Modern Family Bathroom | Excellent Storage | Two Doubl...

Marketed from 22 Nov 2022 to 10 Jan 2023 (49 days) by Slater Hogg & Howison Lettings, Dundee

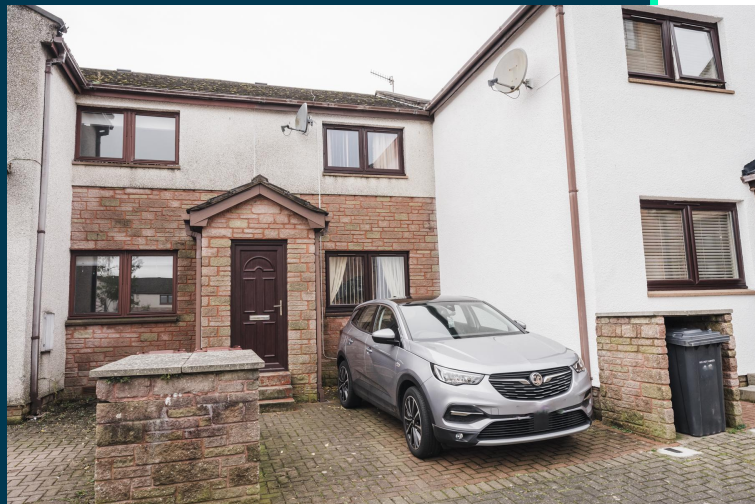
Current Tenant Profile



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

Blaikies Mews, Alexander Street, Dundee,
DD3 7UN

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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