

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawick Drive, Dundee,
DD4 0TA

198745089

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawick Drive, Dundee, DD4 0TA

Get instant cash flow of **£575** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Hawick Drive, Dundee,
DD4 0TA

198745089



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Current Rent: £575

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000 and borrowing of £127,500.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
Legal Fees	£1,000.00
Total Investment	£53,700.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£575	£1,000
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£57.50	£100.00
Total Monthly Costs	£603.75	£646.25
Monthly Net Income	-£28.75	£353.75
Annual Net Income	-£345.00	£4,245.00
Net Return	-0.64%	7.91%

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 **£2,245.00**
Adjusted To

Net Return **4.18%**

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

Annual Net Income **£1,695.00**
Adjusted To

Net Return **3.16%**

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 £205,000.



£205,000



Floorplan

3 bedroom semi-detached house for sale

Hawick Drive, Dundee, DD4

+ Add to report

NO LONGER ADVERTISED SOLD STC

Modern Semi Detached Villa | Elegant Lounge With Patio Doors To Rear Garden | Spacious Kitchen/Di...

SOLD PRICE HISTORY

31 Mar 2021

£218,000



£200,000



Floorplan

3 bedroom semi-detached house for sale

Myrtlehall Gardens, Dundee

+ Add to report

NO LONGER ADVERTISED SOLD STC

HOME REPORT VALUATION £210,000 | BEAUTIFUL EXTENDED SEMI-DETACHED HOUSE | 3 DOUBLE BEDROOMS WITH ...

SOLD PRICE HISTORY

28 Nov 2022

£215,215

16 Jun 2016

£111,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom house

Thomson Street, West End

+ Add to report

NO LONGER ADVERTISED LET AGREED

West End Location | Modern Detached Home | Gas Central Heating | Double Glazing | Private Side Ga...

Marketed from 22 Sep 2023 to 3 Nov 2023 (42 days) by Slater Hogg & Howison Lettings, Dundee



£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

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

Hawick Drive, Dundee, DD4 0TA

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.



LETPROPERTY