

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Arbroath Road, Dundee,  
DD4 6HJ

199530261

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





## Property Description

Our latest listing is in Arbroath Road, Dundee, DD4 6HJ

Get instant cash flow of **£350** per calendar month with a **5.3%** 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.

**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...**



Arbroath Road, Dundee,  
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## Property Key Features

**2 bedroom**

**1 bathroom**

**Great Condition**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Current Rent: £350**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£350	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£35.00	£60.00
<b>Total Monthly Costs</b>	<b>£300.00</b>	<b>£325.00</b>
<b>Monthly Net Income</b>	<b>£50.00</b>	<b>£275.00</b>
<b>Annual Net Income</b>	<b>£600.00</b>	<b>£3,300.00</b>
<b>Net Return</b>	<b>2.33%</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 £2.00% (from 5% to £7.00%)**

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 £105,000.



£105,000

## 2 bedroom ground floor flat for sale

Arbroath Road, Dundee

+ Add to report

NO LONGER ADVERTISED

Next Home are delighted to bring the market this 2 BEDROOM GROUND FLOOR APARTMENT situated in a s...

Marketed from 12 Sep 2019 to 19 Nov 2019 (67 days) by Next Home, Perth



£95,000

## 2 bedroom flat for sale

Arbroath Road, Dundee, DD4

+ Add to report

NO LONGER ADVERTISED

Fully refurbished apartment | BTL and First time Buyer opportunity | GCH and DG | 2 Double Bedroo...

Marketed from 21 Nov 2019 to 1 Jul 2021 (587 days) by 1st Avenue Estate Agents, Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom flat

Broughty Ferry Road, Dundee, DD4

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 1 Jun 2023 to 9 Jun 2023 (7 days) by Tay Letting, Edinburgh



£1,080 pcm

## 2 bedroom flat

Baldovan Terrace, Stobswell, Dundee, DD4

+ Add to report

CURRENTLY ADVERTISED






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

Marketed from 30 Nov 2023 by Sandstone UK Property Management Solutions Ltd, 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**
-  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](http://www.letproperty.co.uk)

Arbroath Road, Dundee, DD4 6HJ

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**