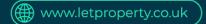


LET PROPERTY PACK

INVESTMENT INFORMATION

Arbroath Road, Dundee, DD4 6HJ

199530261











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, DD4 6HJ



2 bedroom

1 bathroom

Great Condition

Easy access to local amenities

Factor Fees: £0.00

Current Rent: £350

Market Rent: £600

199530261

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



25% Deposit **£20,000.00**

Stamp Duty ADS @ 6% **£4,800.00**

Legal Fees £1,000.00

Total Investment £25,800.00

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 £350 per calendar month but the potential market rent is

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
Total Monthly Costs	£300.00	£325.00
Monthly Net Income	£50.00	£275.00
Annual Net Income	£600.00	£3,300.00
Net Return	2.33%	12.79%

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.



2 bedroom ground floor flat for sale

Arbroath Road, Dundee

+ Add to report

+ Add to report

NO LONGER ADVERTISED

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

£105,000

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

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

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

CURRENTLY ADVERTISED

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

 ${\bf Marketed\,from\,30\,Nov\,2023\,by\,Sandstone\,UK\,Property\,Management\,Solutions\,Ltd,\,Dundee}$

+ Add to report

+ Add to report

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



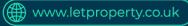
Fully compliant tenancy: Yes

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Arbroath Road, Dundee, DD4 6HJ



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.