

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dens Road, Dundee, DD3  
7HU

200004192

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





## Property Description

Our latest listing is in Dens Road, Dundee, DD3 7HU

Get instant cash flow of **£535** per calendar month with a **9.9%** Gross Yield for investors.

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..



Dens Road, Dundee, DD3  
7HU

200004192



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £535**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £48,750.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
Legal Fees	£1,000.00
Total Investment	£21,150.00

# 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.



Returns Based on Rental Income	£535
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£53.50
<b>Total Monthly Costs</b>	<b>£271.63</b>
<b>Monthly Net Income</b>	<b>£263.38</b>
<b>Annual Net Income</b>	<b>£3,160.50</b>
<b>Net Return</b>	<b>14.94%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,782.50**  
Adjusted To

Net Return                      **8.43%**

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

Annual Net Income      **£1,807.50**  
Adjusted To

Net Return                      **8.55%**

# 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 £83,500.



## 1 bedroom apartment for sale

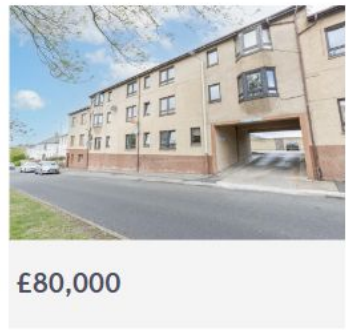
Lawside Road, Dundee

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

1 Double Bedroom with Built in Storage | Double Glazing | Communal Garden | On Street Parking | G...

Marketed from 1 Sep 2022 to 29 May 2023 (269 days) by Rosie Fraser Real Estate, Dundee



## 1 bedroom apartment for sale

Kilberry Court, Kilberry Street, Dundee

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

One Double Bedroom with Built in Storage | Private Car Park | Double Glazing | Perfect for First ...

SOLD PRICE HISTORY	
8 Jun 2023	£80,000

Marketed from 7 Nov 2022 to 30 May 2023 (204 days) by Rosie Fraser Real Estate, Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom flat

Sandeman Street

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Popular Location | On Street Parking | Secure Entry | Top Floor | Unfurnished | Recently Redecora...

Marketed from 18 Jul 2023 to 21 Aug 2023 (34 days) by Slater Hogg & Howison Lettings, Dundee



£650 pcm

## 2 bedroom flat

Caird Avenue, Dundee, DD3 8AS

NO LONGER ADVERTISED

LET AGREED

+ Add to report






2 bedroom flat | 1st floor | Modern kitchen/bathroom | Gas Central Heating | Double glazed | Secu...

Marketed from 21 Jun 2023 to 6 Jul 2023 (14 days) by Northwood, 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: **3 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](http://www.letproperty.co.uk)

Dens Road, Dundee, DD3 7HU

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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