

LET PROPERTY PACK

INVESTMENT INFORMATION

Dochart Terrace, Dundee,
DD2 4EW

199344207

 www.letproperty.co.uk





Property Description

Our latest listing is in Dochart Terrace, Dundee, DD2 4EW

Get instant cash flow of **£575** per calendar month with a **8.6%** 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.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Dochart Terrace, Dundee,
DD2 4EW

199344207



Property Key Features

2 bedroom

1 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £0.00

Current Rent: £575

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 4% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

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



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

£ 600



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	£575	£600
Mortgage Payments on £60,000.00 @ 4%	£200.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£57.50	£60.00
Total Monthly Costs	£272.50	£275.00
Monthly Net Income	£302.50	£325.00
Annual Net Income	£3,630.00	£3,900.00
Net Return	14.07%	15.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,700.00**
Adjusted To

Net Return **10.47%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£2,700.00**
Adjusted To

Net Return **10.47%**

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 £85,000.



£85,000



2 bedroom property for sale

Yarrow Terrace, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

2nd & Top Floor Maisonette Apartment | Cul-de-sac Location | Panoramic Views | Lounge | Kitchen &...

SOLD PRICE HISTORY

6 Oct 2022	£88,000
2 Feb 2016	£75,000
29 May 2002	£35,000



£80,000



2 bedroom maisonette for sale

215 Dochart Terrace, Dundee, DD2 4EW

+ Add to report

NO LONGER ADVERTISED

Maisonette flat | 2 double bedrooms | 2nd/3rd floors | Electric heating | DG | Fantastic views

SOLD PRICE HISTORY

9 Nov 2022	£84,000
15 Feb 2006	£19,800

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £745 based on the analysis carried out by our letting team at **Let Property Management**.



£745 pcm

2 bedroom flat

Cart Place, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | Excellent Location for Ninewells | New Kitchen and Bathroom | P...

Marketed from 3 Nov 2022 to 24 Nov 2022 (20 days) by RentLocally.co.uk Ltd, Dundee



£725 pcm

2 bedroom flat

Charleston Drive, DUNDEE, DD2

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | Quiet Block | Good location for Ninewells Hospital | Band A C...






SOLD PRICE HISTORY

6 Mar 2019	£74,000
13 Nov 2003	£8,700

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: **2 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

Dochart Terrace, Dundee, DD2 4EW

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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