

LET PROPERTY PACK

INVESTMENT INFORMATION

Dens Road, Dundee, DD3
7HU

200004212

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£570** per calendar month with a **9.8%** 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

200004212



Property Key Features

2 Bedroom

1 Bathroom

Good Condition

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £570

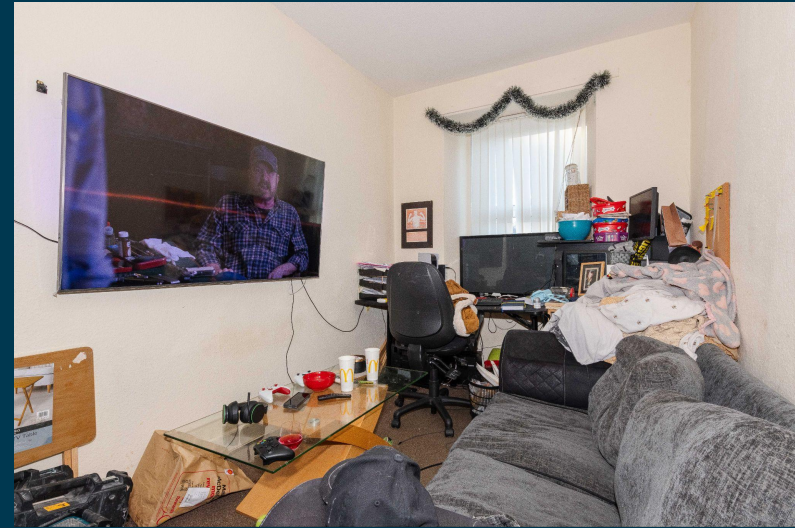
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

| | |
|---------------------|-------------------|
| 25% Deposit | £17,500.00 |
| Stamp Duty ADS @ 6% | £4,200.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £22,700.00 |

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 | £570 |
| Mortgage Payments on £52,500.00 @ 5% | £218.75 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | £0.00 |
| Letting Fees | £57.00 |
| Total Monthly Costs | £290.75 |
| Monthly Net Income | £279.25 |
| Annual Net Income | £3,351.00 |
| Net Return | 14.76% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,035.00**
Adjusted To

Net Return **8.96%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,085.00**
Adjusted To

Net Return **9.19%**

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 £110,000.



£102,500



2 bedroom flat for sale

1E Hastings Place, Dundee, Angus

+ Add to report

NO LONGER ADVERTISED

3 floors | Property Type Flat | Gas is currently supplied to the property, and heating is avalla...

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 13 Jun 2022 | £110,000 |
| 29 May 2017 | £95,000 |
| 10 Apr 2009 | £79,000 |



£85,000



2 bedroom flat for sale

1/L 2 Provost Road, Dundee, DD3 8AE

+ Add to report

NO LONGER ADVERTISED

FIRST FLOOR FLAT | IDEAL FTB OR BTL | LOUNGE | KITCHEN DINER | 2 BEDROOMS | GAS CH & DG

Marketed from 10 Mar 2023 to 23 May 2023 (73 days) by Northwood, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom flat

Dens Road, DUNDEE, DD3

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | Double Glazing | Fridge freezer | Gas Central Heating | Top Floor...

Marketed from 10 Oct 2023 to 13 Oct 2023 (2 days) by RentLocally.co.uk Ltd, Dundee



£600 pcm

2 bedroom flat

Dens Road , Dundee

+ Add to report

NO LONGER ADVERTISED






LARN1903019 | Close To City Centre | Bright And Modern | Two Bedrooms | Newly Refurbished | Cl...

Marketed from 21 Jun 2023 to 21 Jun 2023 by Martin & Co, 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 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

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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