

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodlands Terrace,
Dundee, DD4 9BE

203030485

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodlands Terrace, Dundee, DD4 9BE

Get instant cash flow of **£500** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With a long term tenant that would like to remain situated and a potential rental rate that would ensure a promising return, this property will prove to be a fantastic addition to an investors portfolio.

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



Woodlands Terrace,
Dundee, DD4 9BE

203030485



Property Key Features

2 Bedroom

1 Bathroom

Good Condition

Modern Kitchen

Factor Fees: £0.00

Current Rent: £500

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

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 £500 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£500	£550
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£55.00
Total Monthly Costs	£299.38	£304.38
Monthly Net Income	£200.63	£245.63
Annual Net Income	£2,407.50	£2,947.50
Net Return	9.93%	12.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,847.50**
Adjusted To

Net Return **7.62%**

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

Annual Net Income **£1,822.50**
Adjusted To

Net Return **7.52%**

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 £194,500.



£195,000

Floorplan



£195,000

3 bedroom detached villa for sale

45 Corbie Wood, Dundee

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

STUNNING 3 BEDROOM DETACHED VILLA | ONE OF THE LARGEST PLOTS IN THE DEVELOPMENT WITH POTENTIAL FO...

Marketed from 17 Mar 2020 to 27 May 2021 (436 days) by The Property Boom Ltd, Glasgow

2 bedroom semi-detached house for sale

Downie Park, Dundee

+ Add to report

NO LONGER ADVERTISED

Family home | Semi detached | Ample on street parking | Integrated kitchen appliances | Low maint...

SOLD PRICE HISTORY	
9 Oct 2020	£180,000
28 Aug 2018	£145,000

Marketed from 27 Nov 2023 to 12 Jan 2024 (45 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 £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom flat

F 38 Clepington Road, Dundee, DD3

+ Add to report

NO LONGER ADVERTISED LET AGREED

LRN255603/180/14301 | Energy Rating G | Council Tax A | Well Presented 2 Bed Flat | Popular Locat...

Marketed from 24 Jun 2022 to 8 Aug 2022 (45 days) by YOUR MOVE, Dundee



£600 pcm

2 bedroom flat

Barnes Avenue, Dundee, DD4 9AE

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 bedroom flat | 1st floor | Gas central heating | Double glazing | Gardens | Part furnished

SOLD PRICE HISTORY

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: **0-2 years**



Standard 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

Woodlands Terrace, Dundee, DD4 9BE

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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