

LET PROPERTY PACK

INVESTMENT INFORMATION

Roseangle, Dundee, DD1

205549010

 www.letproperty.co.uk





Property Description

Our latest listing is in Roseangle, Dundee, DD1

Get instant cash flow of **£1,750** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Roseangle, Dundee, DD1

205549010



Property Key Features

5 Bedroom

2 Bathroom

Multiple Bathrooms

Lounge and Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,750

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £275,000.00 and borrowing of £206,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 275,000.00

25% Deposit	£68,750.00
SDLT Charge	£9,500
Legal Fees	£1,000.00
Total Investment	£79,250.00

Projected Investment Return



The monthly rent of this property is currently set at £1,750 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,750	£2,000
Mortgage Payments on £206,250.00 @ 5%	£859.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£175.00	£200.00
Total Monthly Costs	£1,049.38	£1,074.38
Monthly Net Income	£700.63	£925.63
Annual Net Income	£8,407.50	£11,107.50
Net Return	10.61%	14.02%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,107.50**
Adjusted To

Net Return **8.97%**

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

Annual Net Income **£6,982.50**
Adjusted To

Net Return **8.81%**

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 £320,000.



£375,000

 Floorplan

5 bedroom detached house for sale

Rockfield Street, Dundee

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Prime Dundee West Location | Front and Back Garden Areas | Five Double Bedrooms | Two Spacious Pu...

SOLD PRICE HISTORY

24 Nov 2021	£380,000
20 Jan 2010	£201,000

Marketed from 28 Sep 2021 to 18 Jan 2022 (112 days) by Remax Real Estate Centre Dundee, Dundee



£320,000

5 bedroom semi-detached house for sale

Westfield Place, Dundee

+ Add to report

NO LONGER ADVERTISED

Popular Dundee West Location. | Five Double Bedrooms. | Large Family Shower Room. | En-Suite Show...

Marketed from 11 Aug 2023 to 26 Sep 2023 (45 days) by Remax Real Estate Centre Dundee, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

5 bedroom house

8 Daniel Place, .

+ Add to report

NO LONGER ADVERTISED

Private Parking | Gas Central Heating | Students Welcome | Double Glazed | Sought after location ...

SOLD PRICE HISTORY

27 Apr 2016	£190,000
31 Aug 2009	£170,000

Marketed from 14 Apr 2022 to 19 Apr 2022 (5 days) by Easy Lets Limited, Dundee



£2,000 pcm

5 bedroom town house

11 Brook Gardens, .

+ Add to report

NO LONGER ADVERTISED LET AGREED

Fully furnished in 5 bedroom West End townhouse. The property comprises of 5 bedrooms, kitchen, l...

SOLD PRICE HISTORY

7 Apr 2006	£180,000
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Marketed from 4 Apr 2022 to 6 Apr 2022 (1 days) by Easy Lets Limited, 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: **Moved in within the last 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.



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Interested in this
property investment?

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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