

LET PROPERTY PACK

INVESTMENT INFORMATION

Hilltown Terrace, DUNDEE,
DD3 7BB

208934107

 www.letproperty.co.uk





Property Description

Our latest listing is in Hilltown Terrace, DUNDEE, DD3 7BB

Get instant cash flow of **£1,100** per calendar month with a **15.5%** Gross Yield for investors.

This property has a potential to rent for **£1,114** which would provide the investor a Gross Yield of **15.7%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



Hilltown Terrace,
DUNDEE, DD3 7BB

208934107



Property Key Features

3 Bedroom

1 Bedroom

Spacious Room

Lounge and Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

Market Rent: £1,114

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

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 £1,100 per calendar month but the potential market rent is

£1,114



Returns Based on Rental Income	£1,100	£1,114
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£110.00	£111.40
Total Monthly Costs	£390.63	£392.03
Monthly Net Income	£709.38	£721.98
Annual Net Income	£8,512.50	£8,663.70
Net Return	31.12%	31.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,435.70**
Adjusted To

Net Return **23.53%**

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

Annual Net Income **£7,388.70**
Adjusted To

Net Return **27.02%**

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 £105,000.



£105,000

 Floorplan

3 bedroom flat for sale

Clepington Road, Dundee, DD3

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Move in Condition | 3 Double Bedrooms | Modern Kitchen | Communal Garden | G.C.H + Double Glazing

Marketed from 11 Aug 2022 to 1 Sep 2022 (20 days) by Rosie Fraser Real Estate, Dundee



£105,000

 Floorplan

3 bedroom penthouse for sale

Pitfour Street, Dundee, Angus, DD2

+ Add to report

NO LONGER ADVERTISED SOLD STC

Attractive 3rd floor flat with great views | Easy walking distance to Universities | Move in cond...

Marketed from 3 Jun 2021 to 6 Aug 2021 (63 days) by YOUR MOVE, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm



Floorplan

3 bedroom flat

Dudhope Crescent Road, City Centre, Dundee, DD1

+ Add to report

CURRENTLY ADVERTISED

Communal Rear Garden | On Street Parking | Double glazing | Shower | Burglar alarm | Dishwasher |...

Marketed from 24 Jul 2024 by Sandstone UK Property Management Solutions Ltd, Dundee



£1,150 pcm

3 bedroom flat

Garland Place, City Centre, Dundee, DD3

+ Add to report

CURRENTLY ADVERTISED

Shower | Burglar alarm | Washing machine | Tumble dryer | Dishwasher | Fridge Freezer

Marketed from 24 Jul 2024 by Sandstone UK Property Management Solutions Ltd, 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.



 www.letproperty.co.uk

Hilltown Terrace, DUNDEE, DD3 7BB

PROPERTY ID: 12345678

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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