

LET PROPERTY PACK

INVESTMENT INFORMATION

Arklay Street, Dundee, DD3

222125039

 www.letproperty.co.uk





Property Description

Our latest listing is in Arklay Street, Dundee, DD3

Get instant cash flow of **£370** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£425** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Arklay Street, Dundee,
DD3

222125039



Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £370

Market Rent: £425

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

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 £370 per calendar month but the potential market rent is

£ 425

Returns Based on Rental Income	£370	£425
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£37.00	£42.50
Total Monthly Costs	£223.88	£229.38
Monthly Net Income	£146.13	£195.63
Annual Net Income	£1,753.50	£2,347.50
Net Return	9.16%	12.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,497.50**
Adjusted To

Net Return **7.82%**

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

Annual Net Income **£1,522.50**
Adjusted To

Net Return **7.95%**

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 £65,000.



£65,000

1 bedroom flat for sale

+ Add to report

Cleington Road, Dundee, DD3

NO LONGER ADVERTISED

Marketed from 24 Oct 2022 to 25 Nov 2023 (396 days) by Slater Hogg & Howison, Dundee



£50,000

1 bedroom apartment for sale

+ Add to report

72 Arklay Street, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Sep 2024 to 13 May 2025 (238 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 £425 based on the analysis carried out by our letting team at **Let Property Management**.



£425 pcm

1 bedroom flat

[+ Add to report](#)

72 3M Arklay Street, ,

NO LONGER ADVERTISED

Marketed from 4 Feb 2022 to 29 Mar 2022 (52 days) by Easy Lets Limited, Dundee



£370 pcm

1 bedroom flat

[+ Add to report](#)

2/1, 21 Arklay Street, Dundee, DD3 7LG

NO LONGER ADVERTISED

Marketed from 17 Sep 2021 to 17 Sep 2021 by Direct Lettings (Scotland) 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**



Current term of tenancy: **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

Arklay Street, Dundee, DD3

PROPERTY ID: 222125039

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.



LETPROPERTY