

LET PROPERTY PACK

INVESTMENT INFORMATION

Aberdour Place, Broughty
Ferry, Dundee, DD5 2PL

224309698

 www.letproperty.co.uk





Property Description

Our latest listing is in Aberdour Place, Broughty Ferry, Dundee, DD5 2PL

Get instant cash flow of **£800** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 950



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	£800	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£95.00
Total Monthly Costs	£470.00	£485.00
Monthly Net Income	£330.00	£465.00
Annual Net Income	£3,960.00	£5,580.00
Net Return	9.75%	13.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,680.00**
Adjusted To

Net Return **9.06%**

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

Annual Net Income **£3,780.00**
Adjusted To

Net Return **9.31%**

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 £135,000.



£135,000

2 bedroom terraced house for sale

+ Add to report

6 Inchcolm Gardens

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Jan 2025 to 12 May 2025 (100 days) by Verdala, Dundee



£120,000

2 bedroom terraced house for sale

+ Add to report

Aberdour Place, Broughty Ferry, Dundee, Angus, DD5

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2024 to 24 Feb 2025 (142 days) by Slater Hogg & Howison, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

+ Add to report

Inchkeith Terrace, Broughty Ferry

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 29 Aug 2024 (9 days) by Martin & Co, Dundee



£875 pcm

2 bedroom semi-detached house

+ Add to report

Belltree Gardens, Broughty Ferry, Dundee, DD5

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Sep 2025 to 24 Oct 2025 (24 days) by Gilson Gray LLP, 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: **6 year+**

 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.



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DD5 2PL

PROPERTY ID: 224309698

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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