

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Erskine Street, Dundee,  
DD4

226014514

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Erskine Street, Dundee, DD4

Get instant cash flow of **£720** per calendar month with a **10.2%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Erskine Street, Dundee,  
DD4

226014514



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £15 pm**

**Ground Rent: Freehold**

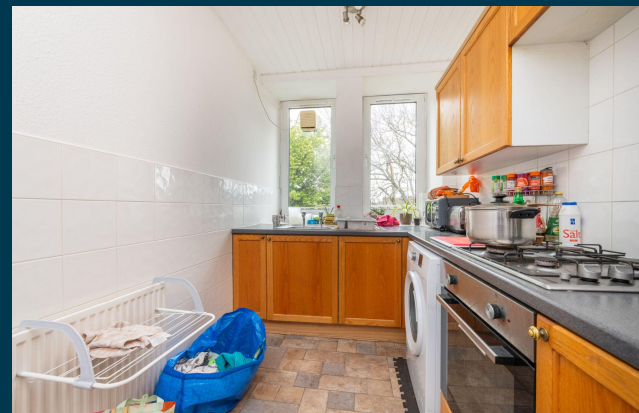
**Lease Length: Freehold**

**Current Rent: £720**

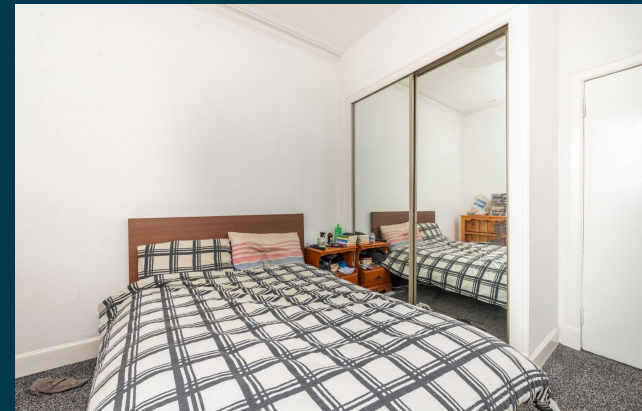
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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
ADS @ 8%	£6,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£29,050.00

# Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£720</b>
Mortgage Payments on £63,750.00 @ 5%	<b>£265.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£15.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£72.00</b>
<b>Total Monthly Costs</b>	<b>£367.63</b>
<b>Monthly Net Income</b>	<b>£352.38</b>
<b>Annual Net Income</b>	<b>£4,228.50</b>
<b>Net Return</b>	<b>14.56%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,788.50**  
Adjusted To

Net Return                      **9.60%**

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

Annual Net Income      **£2,953.50**  
Adjusted To

Net Return                      **10.17%**

# 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 £110,000.



## 2 bedroom maisonette for sale

[+ Add to report](#)

22D William Street, Dundee, Angus, DD1 2NL

**NO LONGER ADVERTISED**

Marketed from 10 Mar 2023 to 23 May 2023 (73 days) by Northwood, Dundee



## 2 bedroom maisonette for sale

[+ Add to report](#)

South George Street, Dundee, DD1

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 30 Jul 2020 to 8 Jun 2021 (313 days) by Purplebricks, covering Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,000 pcm**

## 2 bedroom flat

Albert Street, Baxter Park, Dundee, DD4

**NO LONGER ADVERTISED**

Marketed from 2 Apr 2024 to 25 May 2024 (53 days) by Sandstone UK Property Management Solutions Ltd, Dundee

[+ Add to report](#)



**£995 pcm**

## 2 bedroom flat

Lambs Lane, City Centre, Dundee, DD3

**NO LONGER ADVERTISED**

Marketed from 8 Apr 2023 to 26 Apr 2023 (17 days) by Sandstone UK Property Management Solutions Ltd, Dundee

[+ Add to report](#)

# 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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Erskine Street, Dundee, DD4

PROPERTY ID: 226014514

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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