

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Orchard Court, Dundee,  
DD4

227408487

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





## Property Description

Our latest listing is in Orchard Court, Dundee, DD4

Get instant cash flow of **£670** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...**



Orchard Court, Dundee,  
DD4

227408487



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £670**

**Market Rent: £900**

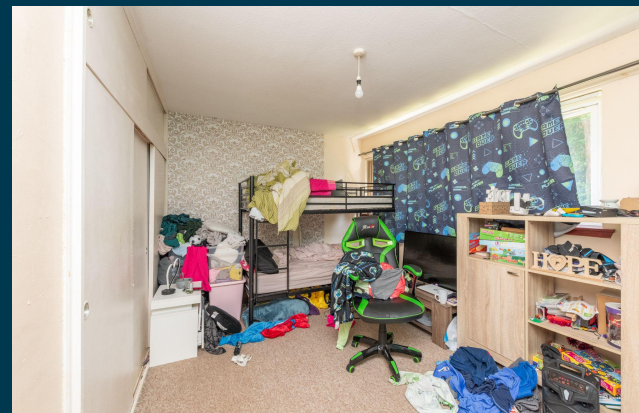
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

# 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 £670 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£670	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.00	£90.00
<b>Total Monthly Costs</b>	<b>£441.38</b>	<b>£464.38</b>
<b>Monthly Net Income</b>	<b>£228.63</b>	<b>£435.63</b>
<b>Annual Net Income</b>	<b>£2,743.50</b>	<b>£5,227.50</b>
<b>Net Return</b>	<b>7.04%</b>	<b>13.42%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,427.50**  
Adjusted To

Net Return                      **8.80%**

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

Annual Net Income      **£3,502.50**  
Adjusted To

Net Return                      **8.99%**

# 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 £130,000.



£130,000

## 2 bedroom end of terrace house for sale

Findcastle Street, Dundee, DD4 9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Feb 2026 by McIntyre Properties, Dundee

+ Add to report



£130,000

## 2 bedroom terraced house for sale

Honeygreen Road, Dundee, DD4 8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 May 2026 by McIntyre Properties, Dundee

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom semi-detached house

Balunie Crescent, Dundee, DD4

NO LONGER ADVERTISED

Marketed from 4 Nov 2023 to 12 Nov 2023 (8 days) by OpenRent, London

+ Add to report



£900 pcm

## 2 bedroom semi-detached house

Fenwick Place, Dundee, DD4

NO LONGER ADVERTISED






Marketed from 15 Jul 2025 to 21 Jul 2025 (5 days) by YOUR MOVE, 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**
-  Current term of tenancy: **9 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.



Orchard Court, Dundee, DD4

PROPERTY ID: 227408487

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**