

LET PROPERTY PACK

INVESTMENT INFORMATION

Saggar Street, Dundee,
DD2 2BZ

192992621

 www.letproperty.co.uk





Property Description

Our latest listing is in Saggar Street, Dundee, DD2 2BZ

Get instant cash flow of **£450** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With close proximity to the Dundee City Centre and a potential rental income that ensures a rewarding return on investment, this property would prove to be a reliable and rewarding long term rental investment

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



Saggar Street, Dundee,
DD2 2BZ

192992621



Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Shower Room

Factor Fees: £0.00

Current Rent: £450

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 550



Returns Based on Rental Income	£450	£550
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£55.00
Total Monthly Costs	£294.38	£304.38
Monthly Net Income	£155.63	£245.63
Annual Net Income	£1,867.50	£2,947.50
Net Return	7.70%	12.15%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,847.50**
Adjusted To

Net Return **7.62%**

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

Annual Net Income **£1,822.50**
Adjusted To

Net Return **7.52%**

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 £85,500.00.



£72,500

2 bedroom flat for sale

5F Pentland Crescent, Dundee, Angus, DD2

NO LONGER ADVERTISED UNDER OFFER

Key features

Upper Floor Flat | Ideal for First Time Buyers & Investors | Two Double Bedrooms | Communal Garden | On Street Parking | EPC-E

Marketed from 23 Mar 2023 to 17 Apr 2023 (25 days) by Aberdein Considine, Perth

Sold price history

23 Jul 2008	£85,500
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+ Add to report



£70,000

2 bedroom flat for sale

2/17 Saggart Street, Dundee, DD2

NO LONGER ADVERTISED SOLD STC

Key features

Second Floor Flat | Two Bedrooms | Immaculate Move-In Presentation | Freshly Decorated | Communal Garden | Un-Restricted On Street Parking | ...

Marketed from 6 Apr 2022 to 12 Dec 2022 (250 days) by Avenue Road Estate Agents, Edinburgh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

Flat 6, 2 Tullideph Road, Dundee, DD2 2PN

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 bedroom flat | 2nd floor | Security entry | Electric heating | Double glazing | Part furnished

Marketed from 10 Aug 2023 to 17 Aug 2023 (6 days) by Northwood, Dundee



£700 pcm

2 bedroom house

29 Elm Street, ,

+ Add to report

NO LONGER ADVERTISED

2 Bed 1 Bath GCH DG Garden Parking Unfurnished

SOLD PRICE HISTORY

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: **5 years +**

 Standard Short Assured 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

Saggar Street, Dundee, DD2 2BZ

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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