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# **LET PROPERTY PACK**

## **INVESTMENT INFORMATION**

Saggar Street, Dundee, DD2 2BZ

192992621

🌐 www.letproperty.co.uk 🤇

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## **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...

### **LE7PR<sup>®</sup>PERTY**





# Saggar Street, Dundee, DD2 2BZ

**Property Key Features** 2 Bedroom 1 Bathroom

**Spacious Rooms** 

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**Three Piece Shower Room** 

Factor Fees: £0.00

Current Rent: £450

Market Rent: £550

# Lounge











# 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**



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



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 £450 per calendar month but the potential market rent is





550

## Return Stress Test Analysis Report





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

Annual Net Income£1,847.50Adjusted To

Net Return

**7.62**%

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

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

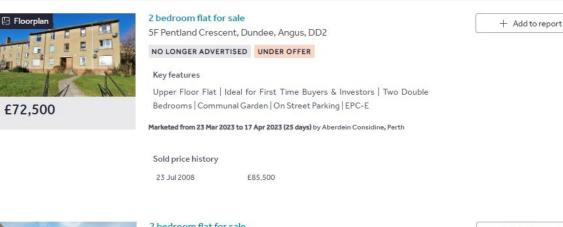
Net Return

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.





£70,000

2 bedroom flat for sale

2/17 Saggar 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

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29 Elm Street, ,

#### NO LONGER ADVERTISED

2 Bed 1 Bath GCH DG Garden Parking Unfurnished

SOLD PRICE HISTORY



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 Short Assured Tenancy Agreement In Place: **Yes** 





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.



Current term of tenancy: 5 years +

Payment history: On time for length of tenancy





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.

