

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitehall Street, Dundee,
DD1 4AF

194814465

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitehall Street, Dundee, DD1 4AF

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

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

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



Whitehall Street, Dundee,
DD1 4AF

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Property Key Features

3 Bedroom

1 Bathroom

Open Plan Lounge

Three Piece Bathroom

Factor Fees: £0.00

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
Legal Fees	£1,000.00
Total Investment	£52,150.00

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.



Returns Based on Rental Income	£1,000.00
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£100.00
Total Monthly Costs	£630.63
Monthly Net Income	£369.38
Annual Net Income	£4,432.50
Net Return	8.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,432.50**
Adjusted To

Net Return **4.66%**

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

Annual Net Income **£1,957.50**
Adjusted To

Net Return **3.75%**

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 £250,000.00.

 Floorplan



£250,000


3 bedroom flat for sale
Whitehall Street, Dundee City Centre


NO LONGER ADVERTISED

Key features
Grade II Listed Apartment In Stunning Walk In Condition | Refurbished To A Meticulous Standard Throughout | State Of The Art British Made ...

Marketed from 20 Sep 2021 to 20 Sep 2021 by Remax Real Estate Centre Dundee, Dundee

+ Add to report

 Floorplan



£160,000

3 bedroom flat for sale
Nethergate, Dundee

NO LONGER ADVERTISED **SOLD STC**

Key features
Second Floor Apartment | Tenants in Place | Lounge/Dining Room | 3 Bedrooms | Modern Fitted Kitchen | Shower Room | Security Entry & ...

Marketed from 22 Feb 2022 to 22 Feb 2022 by Thorntons Property Services, Dundee

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,380.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,380 pcm

3 bedroom flat

Whitehall Street, City Centre,
Dundee, DD1

+ Add to report

NO LONGER ADVERTISED

Shower | Burglar alarm | Washing machine | Tumble dryer |
Dishwasher | Fridge Freezer

Marketed from 20 Jun 2023 to 14 Jul 2023 (23 days) by Sandstone UK Property Management Solutions Ltd, Dundee



£1,365 pcm

3 bedroom flat

Whitehall Crescent, City Centre,
Dundee, DD1

+ Add to report

NO LONGER ADVERTISED






Double glazing | Shower | Burglar alarm | Dishwasher | Fridge
Freezer

Marketed from 20 May 2023 to 31 May 2023 (10 days) by Sandstone UK Property Management Solutions Ltd, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Short Assured Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

Whitehall Street, Dundee, DD1 4AF

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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