

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackness Road, Dundee,
DD2 1RW

195280693

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackness Road, Dundee, DD2 1RW

Get instant cash flow of **£475.00** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** 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...



Blackness Road, Dundee,
DD2 1RW

195280693



Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £475.00

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] 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
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £475.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£475.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£328.13	£340.63
Monthly Net Income	£146.88	£259.38
Annual Net Income	£1,762.50	£3,112.50
Net Return	6.44%	11.38%

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 **£1,912.50**
Adjusted To

Net Return **6.99%**

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

Annual Net Income **£1,837.50**
Adjusted To

Net Return **6.72%**

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 £102,000.00.



£105,000

1 bedroom apartment for sale

Blackness Road, Dundee

CURRENTLY ADVERTISED UNDER OFFER

Key features

Rosie Fraser Real Estate are delighted to bring to the market this one bedroom apartment located near Dundee's City Centre.

Marketed from 30 Jan 2023 by Rosie Fraser Real Estate, Dundee

+ Add to report



£105,000

1 bedroom flat for sale

258H Blackness Road, Dundee, DD2 1RS

NO LONGER ADVERTISED

Key features

TOP FLOOR FLAT | OPEN OUTLOOKS | BRIGHT LOUNGE | SPACIOUS DINING KITCHEN | DOUBLE BEDROOM | MODERN BATHROOM | GAS CH ...

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

+ Add to report

Sold price history

10 Mar 2023 £98,000

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

1 bedroom flat

Seymour Street, West End, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED

Shower | Washing machine | Fridge Freezer

Marketed from 13 May 2023 to 19 May 2023 (6 days) by Sandstone UK Property Management Solutions Ltd.
Dundee



£695 pcm

1 bedroom flat

Blackness Road, West End, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED LET AGREED






Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 28 Oct 2022 to 28 Nov 2022 (31 days) by Gilson Gray LLP, 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: **Yes**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



 www.letproperty.co.uk

Blackness Road, Dundee, DD2 1RW

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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