

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lambs Lane, Dundee, DD3

206273924

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





## Property Description

Our latest listing is in Lambs Lane, Dundee, DD3

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Lambs Lane, Dundee,  
DD3

206273924



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Good Condition**

**Factor Fees: £0.00**

**Market Rent: £1,300**

# Lounge/Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£44,400.00</b>



# 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.



<b>Returns Based on Rental Income</b>	<b>£1,300</b>
Mortgage Payments on £105,000.00 @ 5%	<b>£437.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£130.00</b>
<b>Total Monthly Costs</b>	<b>£582.50</b>
<b>Monthly Net Income</b>	<b>£717.50</b>
<b>Annual Net Income</b>	<b>£8,610.00</b>
<b>Net Return</b>	<b>19.39%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,010.00**  
Adjusted To

Net Return                      **13.54%**

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

Annual Net Income      **£6,510.00**  
Adjusted To

Net Return                      **14.66%**

# 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 £200,000.



£200,000

## 3 bedroom maisonette for sale

+ Add to report

Wishart Archway, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2017 to 17 Oct 2018 (360 days) by Remax Real Estate Centre, Dundee



£140,000

## 3 bedroom flat for sale

+ Add to report

Bonnethill Place, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2018 to 12 Dec 2018 (56 days) by Remax Real Estate Centre, Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

**3 bedroom flat**

+ Add to report

Victoria Road, Dundee, DD1

NO LONGER ADVERTISED

Marketed from 1 Jul 2024 to 8 Jul 2024 (6 days) by OpenRent, London



£780 pcm

**3 bedroom flat**

+ Add to report

Lambs Lane, City Centre, Dundee, DD3






NO LONGER ADVERTISED

Marketed from 22 Dec 2016 to 2 Feb 2017 (41 days) by Grant Property, 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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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.



Lambs Lane, Dundee, DD3

PROPERTY ID: 12345678

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**