

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellen Street, Dundee, DD1

208978021

 www.letproperty.co.uk





Property Description

Our latest listing is in Ellen Street, Dundee, DD1

Get instant cash flow of **£550** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.6%** 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...



Ellen Street, Dundee, DD1

208978021



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

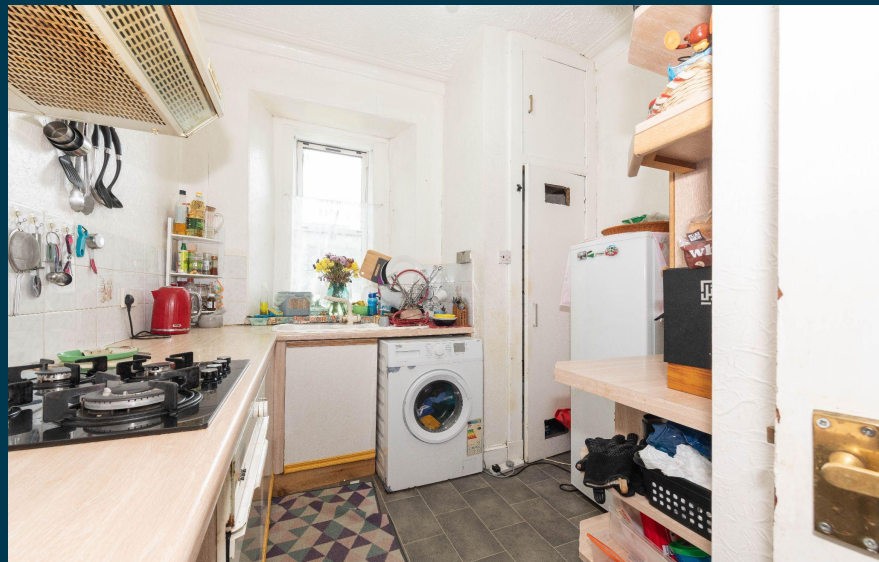
Current Rent: £550

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000

25% Deposit	£21,250.00
SDLT Charge	2550
Legal Fees	£1,000.00
Total Investment	£24,800.00

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 £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£335.63	£355.63
Monthly Net Income	£214	£394
Annual Net Income	£2,573	£4,733
Net Return	10.37%	19.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,233**
Adjusted To

Net Return **13.03%**

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

Annual Net Income **£3,458**
Adjusted To

Net Return **13.94%**

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 £125,000.



£125,000

2 bedroom flat for sale

+ Add to report

28c Powrie Place, Dundee, DD1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 4 May 2021 to 16 Jun 2021 (43 days) by Aberdein Considine, Perth



£65,000

2 bedroom detached house for sale

+ Add to report

Ellen Street, Dundee, DD1

NO LONGER ADVERTISED

Marketed from 1 Feb 2018 to 26 Apr 2018 (83 days) by emoov, National

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom maisonette

+ Add to report

South George Street , Dundee

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Apr 2022 to 21 Apr 2022 (8 days) by Martin & Co, Dundee



£575 pcm

2 bedroom flat

+ Add to report

William Street, Dundee, DD1






NO LONGER ADVERTISED

Marketed from 19 Jul 2021 to 22 Jul 2021 (2 days) by RentLocally.co.uk 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: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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.



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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.



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