

LET PROPERTY PACK

INVESTMENT INFORMATION

Hilltown, Dundee, DD3

212822930

 www.letproperty.co.uk





Property Description

Our latest listing is in Hilltown, Dundee, DD3

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Hilltown, Dundee, DD3

212822930



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

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.



Returns Based on Rental Income	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£335.00
Monthly Net Income	£365.00
Annual Net Income	£4,380.00
Net Return	16.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,980.00**
Adjusted To

Net Return **11.55%**

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

Annual Net Income **£3,180.00**
Adjusted To

Net Return **12.33%**

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 £98,995.



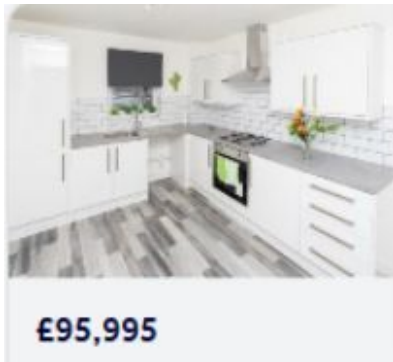
2 bedroom flat for sale

+ Add to report

North George Street, Dundee

NO LONGER ADVERTISED

Marketed from 11 Sep 2023 to 24 Nov 2023 (73 days) by Simple Approach Estate Agents, Perth



2 bedroom flat for sale

+ Add to report

Weavers Loan, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Oct 2020 to 5 May 2021 (193 days) by Simple Approach Estate Agents, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Powrie Place, City Centre, Dundee, DD1

NO LONGER ADVERTISED

Marketed from 21 Feb 2024 to 7 Jun 2024 (106 days) by Sandstone UK Property Management Solutions Ltd, Dundee

+ Add to report



£1,100 pcm

2 bedroom maisonette

Mckinnon Street, Dundee, DD3

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 13 Aug 2024 (46 days) by OpenRent, London

+ Add to report

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ 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.



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Hilltown, 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.



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