

LET PROPERTY PACK

INVESTMENT INFORMATION

Milnbank Road, Dundee,
DD1

224383212

 www.letproperty.co.uk





Property Description

Our latest listing is in Milnbank Road, Dundee, DD1

Get instant cash flow of **£500** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£579** which would provide the investor a Gross Yield of **11.0%** 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...



Milnbank Road, Dundee,
DD1

224383212



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Prime Location

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £579

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 579

Returns Based on Rental Income	£500	£579
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£57.90
Total Monthly Costs	£315.00	£322.90
Monthly Net Income	£185.00	£256.10
Annual Net Income	£2,220.00	£3,073.20
Net Return	8.10%	11.22%

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 **£1,915.20**
Adjusted To

Net Return **6.99%**

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

Annual Net Income **£1,873.20**
Adjusted To

Net Return **6.84%**

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 £90,000.



£90,000

1 bedroom apartment for sale

+ Add to report

Blackness Road, Dundee

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 19 Nov 2022 to 7 Aug 2023 (261 days) by Rosie Fraser Real Estate, Dundee



£88,000

1 bedroom flat for sale

+ Add to report

Blackness Road, Dundee, DD2

NO LONGER ADVERTISED

Marketed from 13 Jul 2023 to 26 Mar 2024 (256 days) by Northwood, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom flat

Milnbank Road, West End, Dundee, DD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 20 Aug 2024 (13 days) by Gilson Gray LLP, Dundee

+ Add to report



£600 pcm

1 bedroom flat

Milnbank Road, West End, Dundee, DD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 to 10 Nov 2025 (83 days) by DJ Alexander, Dundee

+ 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: **Yes**
-  Current term of tenancy: **4 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
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.



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Milnbank Road, Dundee, DD1

PROPERTY ID: 224383212

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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