

LET PROPERTY PACK

INVESTMENT INFORMATION

Lulworth Court, Dundee, DD4

205694292

 www.letproperty.co.uk





Property Description

Our latest listing is in Lulworth Court, Dundee, DD4

Get instant cash flow of **£364** per calendar month with a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **14.1%** if the rent was increased to market rate.

With a location near the High Street in Dundee, it will prove to be a viable rental property for an investor over the short and long term.

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



Lulworth Court, Dundee,
DD4

205694292



Property Key Features

3 Bedrooms

1 Bathroom

Lounge and Kitchen

Well Maintained Property

Factor Fees: £540/year

Ground Rent: TBC

Lease Length: TBC

Current Rent: £364

Market Rent: £500

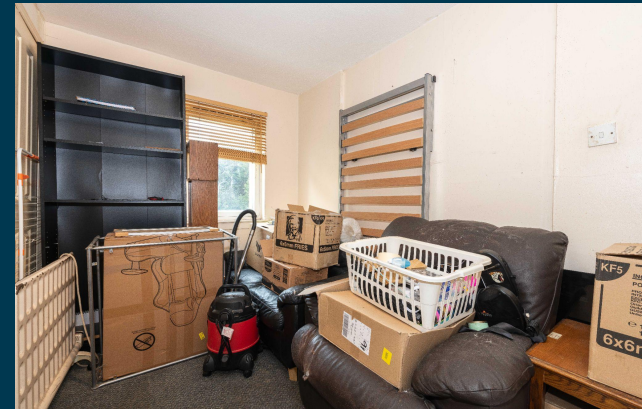
Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 42,500

Stamp Duty ADS @ 6%	£2,550
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£46,050

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 £364 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£364	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£36.40	£50.00
Total Monthly Costs	£81.40	£95.00
Monthly Net Income	£282.60	£405.00
Annual Net Income	£3,391.20	£4,860.00
Net Return	7.36%	10.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,860**
Adjusted To

Net Return **8.38%**

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 £45,000.



£45,000

2 bedroom maisonette for sale
Lulworth Court, Dundee, DD4 0LS

+ Add to report

NO LONGER ADVERTISED SOLD STC

Investment property | Maisonette flat | Ground and 1st floor | Excellent condition | 2 double bed...

SOLD PRICE HISTORY

1 May 2023	£43,500
18 Dec 2020	£40,000

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



£45,000



Floorplan

2 bedroom flat for sale
Balmoral Place, Dundee

+ Add to report

NO LONGER ADVERTISED SOLD STC

Top Floor Apartment | Popular Residential Location | Lounge & Kitchen | Bathroom | 2 Double Bedro...

SOLD PRICE HISTORY

20 Sep 2022	£75,000
28 Jan 2022	£47,000
26 Jan 2005	£35,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

2 bedroom flat

93B Fintryside, .

+ Add to report

NO LONGER ADVERTISED

This two bedroomed apartment is located on the ground floor of a well maintained block in the pop...

Marketed from 1 Mar 2021 to 9 Mar 2021 (7 days) by Easy Lets Limited, Dundee



£540 pcm

2 bedroom maisonette

Speckled Wood Court, Dundee, DD4

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1551556

Marketed from 15 Nov 2022 to 24 Nov 2022 (9 days) by OpenRent, London

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: **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.



Lulworth Court, Dundee, DD4

PROPERTY ID: 205694292

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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