

PROPERTY INVESTMENT SCHEDULE



65j Commercial Street
Dundee
DD1 2AA



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PROPERTY DETAILS

65j Commercial Street Dundee, DD1 2AA

Offers Over
£ 99,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 1-bedroom flat situated in the town centre of Dundee.

Type of Home	Flat	Bedrooms	1
Tenure	Freehold	Bathrooms	2
Tenant	In Place	Reception	1
Current Rent	£ 555		
Potential Rent	£ 650		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES



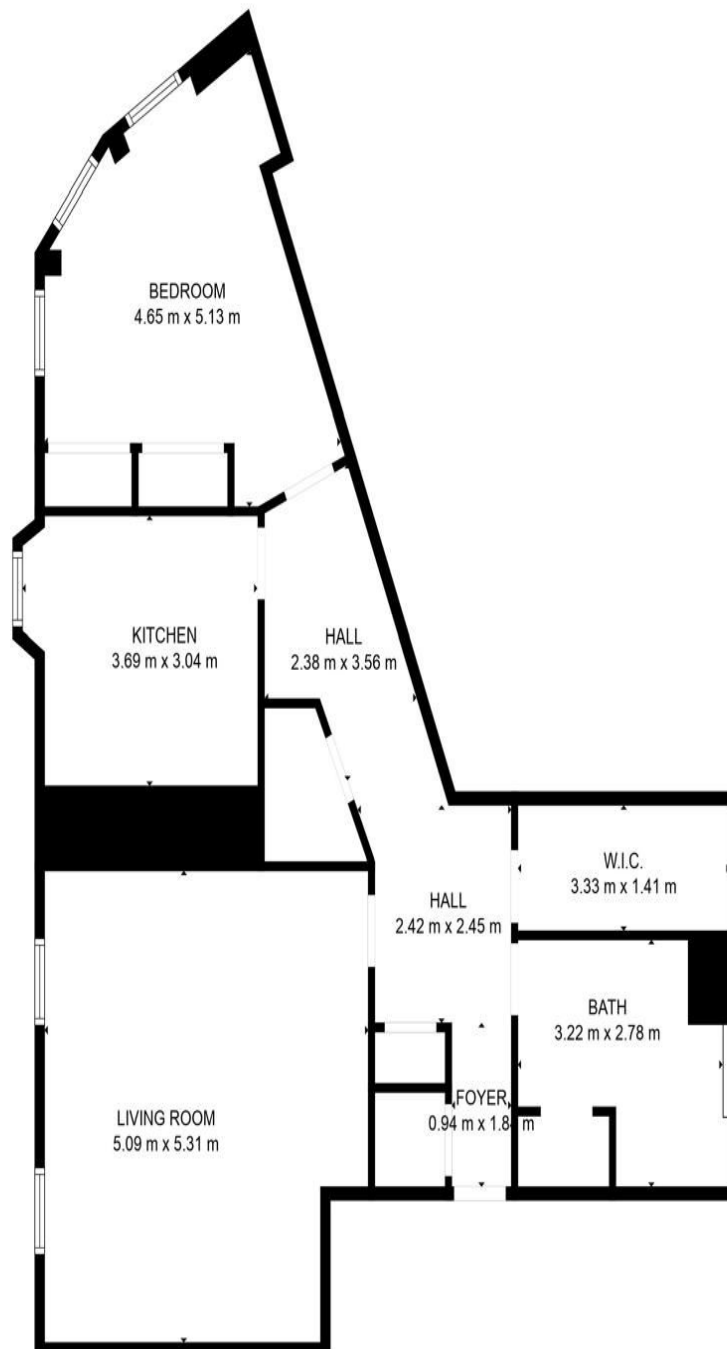
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PROPERTY IMAGES



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PROPERTY FLOOR PLAN



TOTAL: 91 m²
FLOOR 1: 91 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£555 PCM

Cash Purchase Investment / Current Return = 5.7 % Yield

Investment		Income	
House Purchase Price	£ 110,000	Annual Income	£6,600
SDLT	£6,600	Less Mortgage %	£ 0
Legal Fees	£1000	Factors Fees	£ 0
Total Investment	£117,600	Net Annual Income	£6,660

BTL Mortgage Investment / Current Return = 7.2% Yield

Investment		Income	
25% of Purchase Price	£27,500	Annual Income	£6,660
SDLT	£6,600	Less Mortgage Int	£4,125
Legal Fees	£1,000	Factors Fees	£ 0
Total Investment	£35,100	Net Annual Income	£2,535

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £650 PCM

Cash Purchase Investment / Potential Return = 6.6% Yield

Investment		Income	
House Purchase Price	£110,000	Annual Income	£7,800
SDLT	£6,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£117,600	Net Annual Income	£7,800

BTL Mortgage Investment / Potential Return = 10.47% Yield

Investment		Income	
25% of Purchase Price	£27,500	Potential Annual Income	£7,800
SDLT	£6,600	Less Mortgage Int	£4,125
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£35,100	Net Annual Income	£3,675

* Assumed 25% deposit & BTL interest rate of 5%

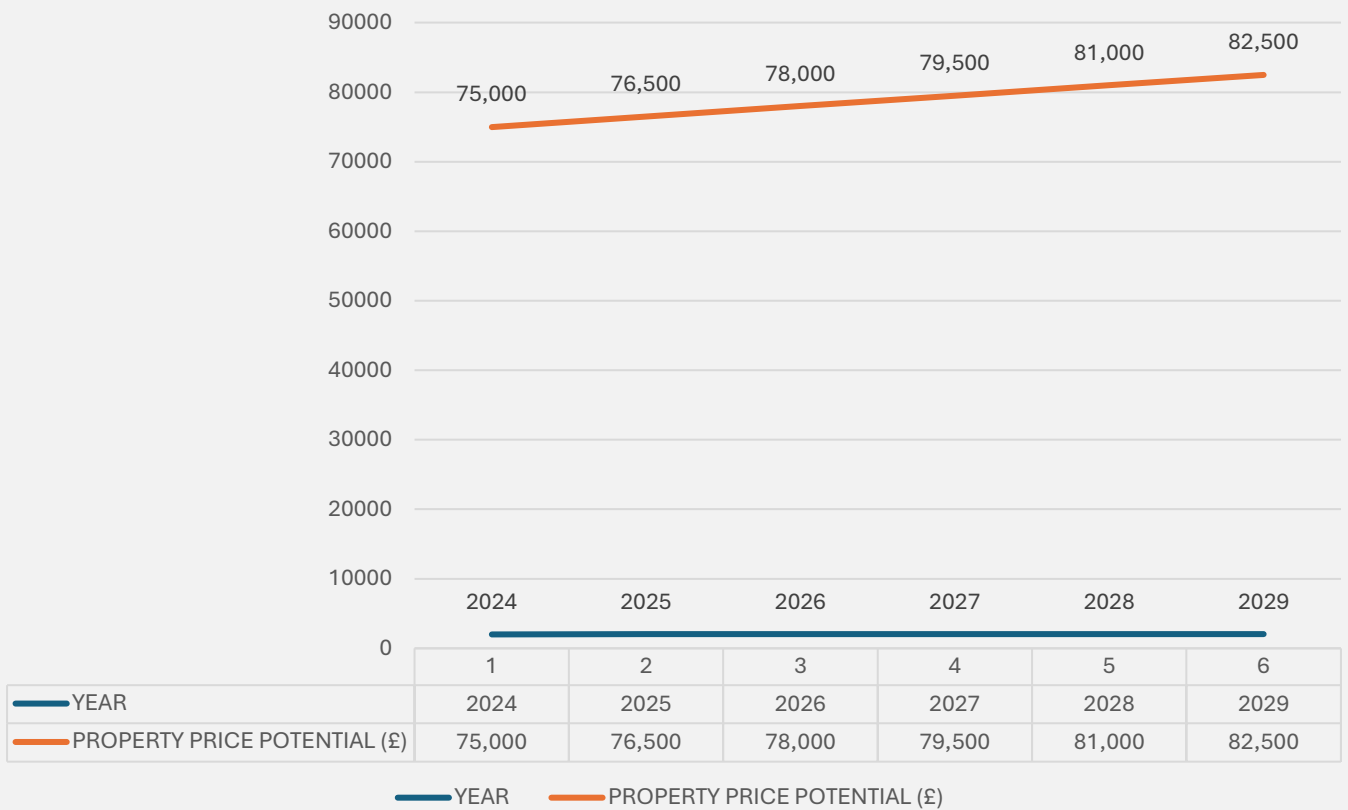


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PROJECTED FUTURE VALUE

House prices in the Dundee area have increased by 2% in the last 5 years

Potential Future Value - 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 30%

Cash Investment	£117,600
5 Year Income	£33,300
Potential Increase in Value	£2,200
Total Potential Return	£35,500

BTL Mortgage Investment / Potential Total Return 42%

Cash Investment	£35,100
5 Year Net Income	£12,675
Potential Increase in Value	£2,200
Total Potential Return	£14,675



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 35%

Cash Investment	£117,600
5 Year Income	£39,000
Potential Increase in Value	£2,200
Total Potential Return	£41,200

BTL Mortgage Investment / Potential Total Return 59%

Cash Investment	£35,100
5 Year Net Income	£18,375
Potential Increase in Value	£2,200
Total Potential Return	£20,575



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY

Comparable sale properties



£95,000

Commercial Street, Dundee DD1 **ARCHIVED**

Distance: 0.03 miles

 **6**  **Flat / Freehold**



This development opportunity is situated in the centre of Dundee. This property is non-mortgageable due to the current condition. Please email to arrange a viewing. 6 bedrooms Kitchen Bathroom ...



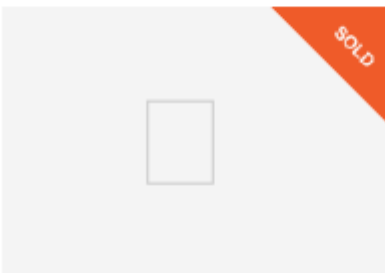
£70,600

Flat 9, The Bond, 81 Seagate, Dundee DD1 2EH

Distance: 0.06 miles

 **1**  **Flat** Sale date: Sep 2020



Sale date:	Sep 2020	Jul 2008	Apr 2005
Price:	£70,600	£74,000	£45,500



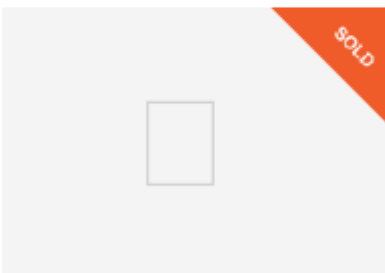
£55,000

Flat 3, The Bond, 81 Seagate, Dundee DD1 2EH

Distance: 0.06 miles

 **1**  **Flat** Sale date: Feb 2023



Sale date:	Feb 2023	Dec 2013
Price:	£55,000	£51,000



£118,000

Flat C, 99 Seagate, Dundee DD1 2ER

Distance: 0.11 miles

 **2**  **Flat / Leasehold** Sale date: Apr 2023

Sale date:	Apr 2023	Sep 2019	Jan 2017
Price:	£118,000	£95,000	£81,000



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



F **£695 pcm (£160 pw)**
Seagate, Dundee DD1 **ARCHIVED** Distance: 0.02 miles

 2  Flat

Superb location - Spacious Two Bed, fully furnished first floor flat in the heart of the City Centre. With double glazing and electric heating. Accessed via security entry system.



G **£345 pcm (£80 pw)**
Commercial Street, Dundee DD1 **ARCHIVED** Distance: 0.04 miles

 1  Flat

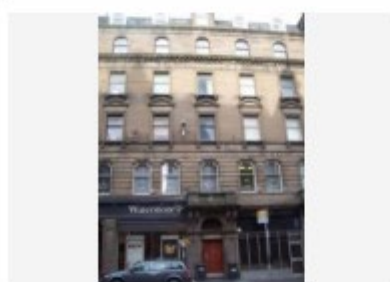
Excellent opportunity to rent one double bedroom in this four bedroom flat This fully furnished flat on Commercial Street is located smack bang in the City Centre and just a short walk to both ...



H **£500 pcm (£115 pw)**
Commercial Street, Dundee DD1 **ARCHIVED** Distance: 0.04 miles

 1  Flat

A large superior one bedroom property located in the heart of the City Centre, close to the waterfront regeneration works.



I **£290 pcm (£67 pw)**
Commercial Street, Dundee DD1 **ARCHIVED** Distance: 0.04 miles

 1  Flat

Virtual Walkthrough - Opportunity to rent one bedroom in this property: Full time students only Large 4 double bed flat situated in Dundee City Centre. Gas Central Heating, Secure entry system, ...



J **£500 pcm (£115 pw)**
Commercial Street, Dundee DD1 **ARCHIVED** Distance: 0.04 miles


 1  Flat


A large superior one bedroom property located in the heart of the City Centre, close to the waterfront regeneration works.



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Contact Information

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