

PROPERTY INVESTMENT SCHEDULE



**10 Wolseley Street
Dundee
DD3 7QD**



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PROPERTY DETAILS

10 Wolsley Street
Dundee, DD3 7QD

Offers Over
£65,100

*** Investment Property***

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

Type of Home	Flat	Bedrooms	1
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£ 550		
Potential Rent	£ 600		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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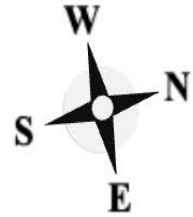
PROPERTY IMAGES



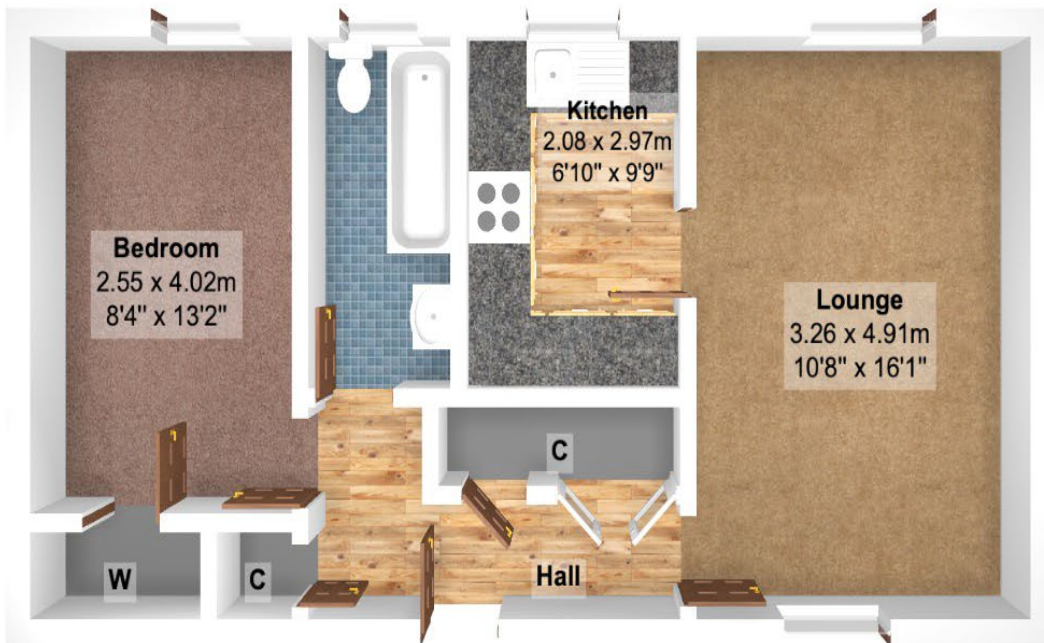
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PROPERTY FLOOR PLAN

10, Wolseley Street, Dundee, DD3 7QD



Bathroom
1.38 x 2.97m
4'6" x 9'9"



First Floor

All measurements are approximate and for display purposes only



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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

£550 PCM

Cash Purchase Investment / Current Return = 8.8% Yield

Investment		Income	
House Purchase Price	£ 70,000	Annual Income	£6,600
LBTT	£4,200	Less Mortgage %	£ 0
Legal Fees	£1000	Factors Fees	£ 0
Total Investment	£75,200	Net Annual Income	£6,600

BTL Mortgage Investment / Current Return = 17.5% Yield

Investment		Income	
25% of Purchase Price	£17,500	Annual Income	£6,600
LBTT	£4,200	Less Mortgage Int	£2625
Legal Fees	£1,000	Factors Fees	£ 0
Total Investment	£22,700	Net Annual Income	£3,975

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



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RETURN AT POTENTIAL RENT £600 PCM

Cash Purchase Investment / Potential Return = 9.6% Yield

Investment		Income	
House Purchase Price	£70,000	Annual Income	£7,200
LBTT	£4,200	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£75,200	Net Annual Income	£7,200

BTL Mortgage Investment / Potential Return = 20.2% Yield

Investment		Income	
25% of Purchase Price	£17,500	Potential Annual Income	£7,200
LBTT	£4,200	Less Mortgage Int	£2,625
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£22,700	Net Annual Income	£4,575

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

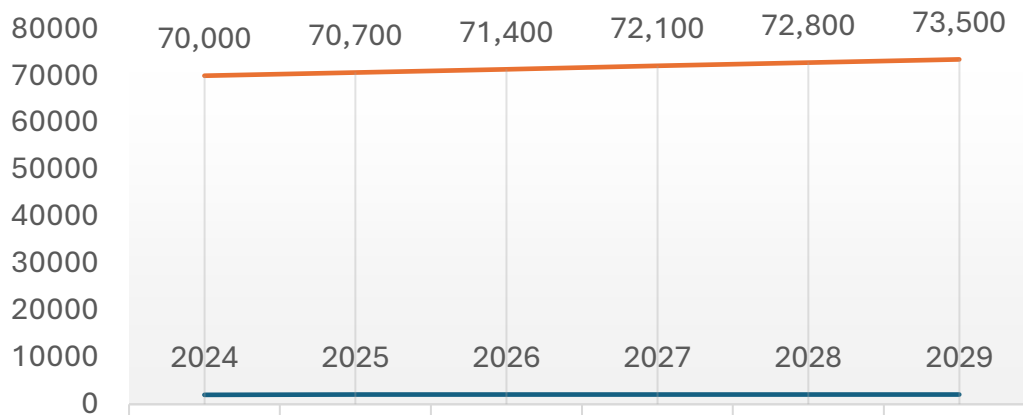


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PROJECTED FUTURE VALUE

House prices in the DD3 area have increased by 5% in the last 5 years

Potential Future Value - 5 years



	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	70,000	70,700	71,400	72,100	72,800	73,500

— YEAR — PROPERTY PRICE POTENTIAL (£)

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 49%

Cash Investment	£75,200
5 Year Income	£33,000
Potential Increase in Value	£3,500
Total Potential Return	£36,500

BTL Mortgage Investment / Potential Total Return 103%

Cash Investment	£22,700
5 Year Net Income	£19,875
Potential Increase in Value	£3,500
Total Potential Return	£23,375



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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 53%

Cash Investment	£75,200
5 Year Income	£36,000
Potential Increase in Value	£3,500
Total Potential Return	£39,500

BTL Mortgage Investment / Potential Total Return 116 %

Cash Investment	£22,700
5 Year Net Income	£22,875
Potential Increase in Value	£3,500
Total Potential Return	£26,375



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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

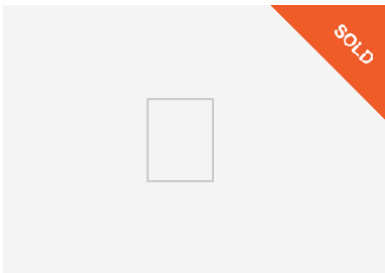
Comparable sale properties



A **£130,000**
5 Wolseley Street, Dundee DD3 7QD **Distance: 0.01 miles**

Sale date: Jul 2022

Sale date:	Jul 2022	Jan 2007
Price:	£130,000	£85,000



B **£70,500**
22 Tannadice Court, Dundee DD3 7QB **Distance: 0.03 miles**

2 **Flat / Freehold** **Sale date:** May 2021

Sale date:	May 2021	Dec 2007
Price:	£70,500	£81,000



C **£60,000**
45 Clepington Court, Dundee DD3 7QF **Distance: 0.04 miles**

1 **Flat / Freehold** **Sale date:** Feb 2021

Sale date:	Feb 2021	Apr 2019	Jun 2017
Price:	£60,000	£62,500	£60,500



D **£72,000**
53 Clepington Court, Dundee DD3 7QF **Distance: 0.04 miles**

2 **Flat / Freehold** **Sale date:** Oct 2021

Sale date:	Oct 2021	Sep 2007	Apr 2006	Jun 2003
Price:	£72,000	£77,000	£60,000	£39,000



E **£85,125**
8 Tannadice Street, Dundee DD3 7PQ **Distance: 0.05 miles**

1 **Sale date:** Apr 2022

Sale date:	Apr 2022	Mar 2021	Oct 2019
Price:	£85,125	£51,000	£69,000



LOCAL LETTINGS ACTIVITY

Comparable rental properties



F **£550 pcm (£127 pw)**
Wolseley Street, Dundee DD3 **ARCHIVED**

1 Flat

Well presented, unfurnished, spacious 1 Bedroom first floor maisonette situated within the popular residential area of Stobswell, this property has a bright modern feel and has been freshly ...



G **£750 pcm (£173 pw)**
Cleington Street, Maryfield, Dundee DD37Pu DD3 **Distance:** 0.02 miles
ARCHIVED

4 Town house

A spacious and well presented, four bedroom townhouse situated within a popular residential area just outside Dundee city centre.



H **£650 pcm (£150 pw)**
Cleington Street, Dundee DD3 **ARCHIVED** **Distance:** 0.02 miles

2 Flat

2 bedroom Part-Furnished Ground Floor flat based in the popular Stobswell area of Dundee. This property is ideally located within close distance to all main transport links throughout the City, ...



I **£550 pcm (£127 pw)**
Cleington Street, Dundee DD3 **ARCHIVED** **Distance:** 0.02 miles

2 Flat

2 bedroom Unfurnished Top Floor flat based in the popular Stobswell area of Dundee. This property is ideally located within close distance to all main transport links throughout the City, shops ...



J **£430 pcm (£99 pw)**
Dundonald Street, Dundee DD3 **ARCHIVED** **Distance:** 0.04 miles


2 Flat


Video viewing now available: Spacious property set within a row of traditional tenements situated within a block which benefits from a secure entry and just 10 minutes walk from the city centre. ...



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