

# PROPERTY INVESTMENT SCHEDULE



**10 Wolseley Street  
Dundee  
DD3 7QD**

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# PROPERTY DETAILS

10 Wolseley Street  
Dundee, DD3 7QD

Offers Over  
**£62,500**

## \*\*\* Investment Property\*\*\*

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

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



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# PROPERTY IMAGES



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## PROPERTY IMAGES



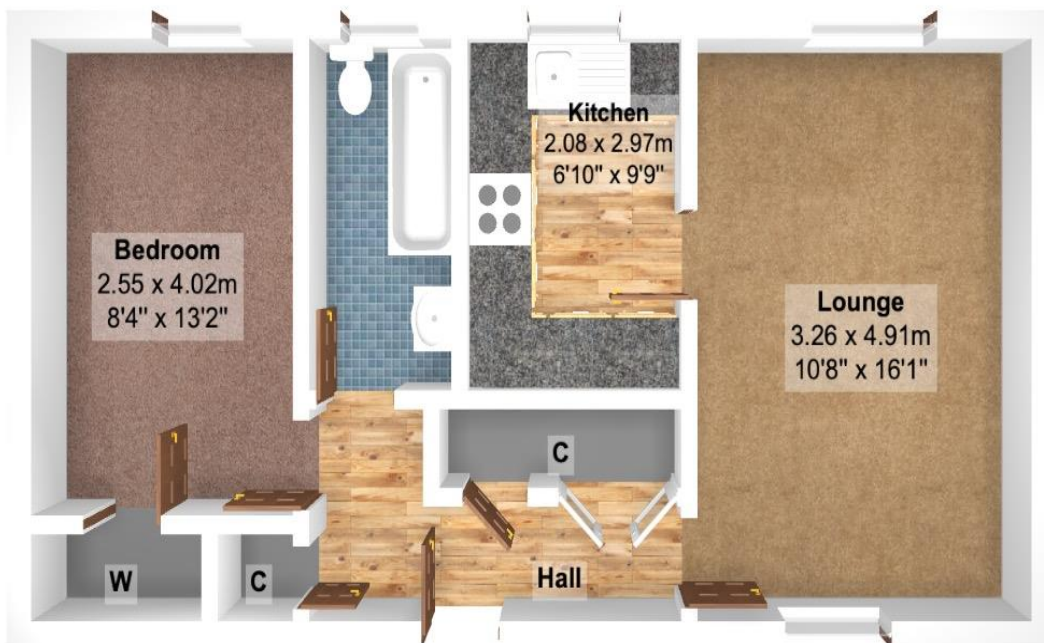
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# PROPERTY FLOOR PLAN

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

## £600 PCM

Cash Purchase Investment / Current Return = 9.4% **Yield**

Investment		Income	
House Purchase Price	£ 70,000	Annual Income	£7,200
LBTT	£5,600	Less Mortgage %	£ 0
Legal Fees	£1000	Factors Fees	£ 0
Total Investment	£76,600	Net Annual Income	£7,200

BTL Mortgage Investment / Current Return = 18.98% **Yield**

Investment		Income	
25% of Purchase Price	£17,500	Annual Income	£7,200
LBTT	£5,600	Less Mortgage Int	£2625
Legal Fees	£1,000	Factors Fees	£ 0
Total Investment	£24,100	Net Annual Income	£4,575

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



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# RETURN AT POTENTIAL RENT £625 PCM

Cash Purchase Investment / **Potential Return = 9.8% Yield**

Investment		Income	
House Purchase Price	£70,000	Annual Income	£7,500
LBTT	£5,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£76,600	Net Annual Income	£7,500

BTL Mortgage Investment / **Potential Return = 20.23% Yield**

Investment		Income	
25% of Purchase Price	£17,500	Potential Annual Income	£7,500
LBTT	£5,600	Less Mortgage Int	£2,625
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£24,100	Net Annual Income	£4,875

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



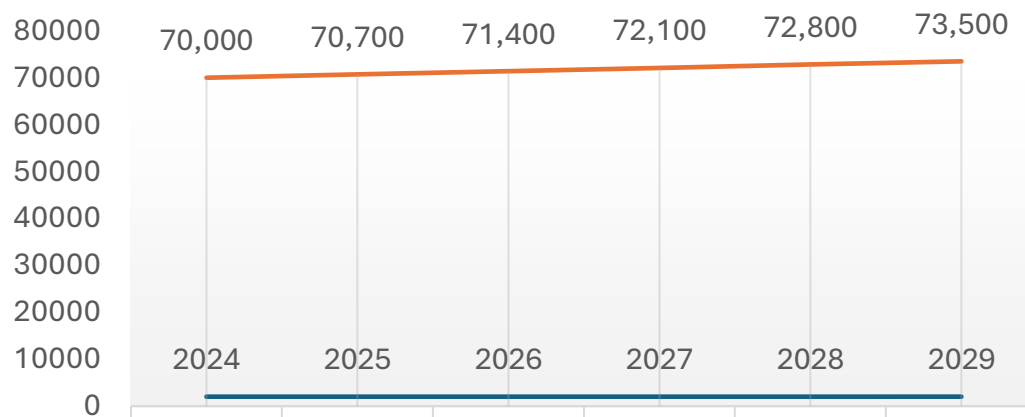
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# PROJECTED FUTURE VALUE

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

Potential Future Value - 5 years



YEAR	1	2	3	4	5	6
	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 52%

Cash Investment	£76,600
5 Year Income	£36,000
Potential Increase in Value	£3,500
Total Potential Return	£36,500

BTL Mortgage Investment / Potential Total Return 109%

Cash Investment	£24,100
5 Year Net Income	£22,875
Potential Increase in Value	£3,500
Total Potential Return	£26,375



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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 54%

<b>Cash Investment</b>	<b>£76,600</b>
5 Year Income	£37,500
Potential Increase in Value	£3,500
<b>Total Potential Return</b>	<b>£41,000</b>

BTL Mortgage Investment / Potential Total Return 116 %

<b>Cash Investment</b>	<b>£24,100</b>
5 Year Net Income	£24,375
Potential Increase in Value	£3,500
<b>Total Potential Return</b>	<b>£27,875</b>



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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



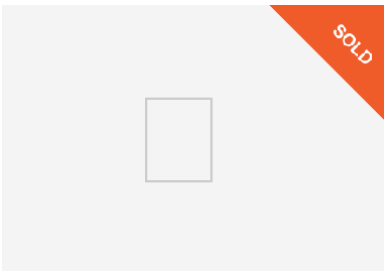
**£130,000**

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



**£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



**£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



**£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



**£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



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# 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)**  
Clepington 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)**  
Clepington 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)**  
Clepington 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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# Contact Information



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