

PROPERTY INVESTMENT SCHEDULE



2/R, 57 Cleghorn St.
Dundee
DD2 2PF



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PROPERTY DETAILS

2/R, 57 Cleghorn St.
Dundee
DD2 2PF

Offers in Excess of
£74,500

*** Investment Property ***

We Sell Rented Property are delighted to bring to the market this delightful 2 Bedroom property next to Dundee city-centre.

| | | | |
|----------------|---------------|-----------|---|
| Type of Home | Flat | Bedrooms | 2 |
| Tenure | Freehold | Bathrooms | 2 |
| Tenant | In Place | Reception | 1 |
| Current Rent | £520pcm | | |
| Potential Rent | £600pcm | | |
| Yield | See Pages 7-8 | | |



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PROPERTY IMAGES



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PROPERTY IMAGES



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PROPERTY IMAGES



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

£520 PCM

Cash Purchase Investment / Current Return = 7.5% Yield

| Investment | | Income | |
|----------------------|---------|-------------------|--------|
| House Purchase Price | £78,000 | Annual Income | £6,240 |
| LBTT | £4,680 | Less Mortgage % | £0 |
| Legal Fees | £1,000 | Factors Fees | £0 |
| Total Investment | £83,680 | Net Annual Income | £6,240 |

BTL Mortgage Investment / Current Return = 13.17% Yield

| Investment | | Income | |
|-----------------------|---------|-------------------|--------|
| 25% of Purchase Price | £19,500 | Annual Income | £6,240 |
| LBTT | £4,680 | Less Mortgage Int | £2,925 |
| Legal Fees | £1,000 | Factors Fees | £0 |
| Total Investment | £25,180 | Net Annual Income | £3,315 |

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



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RETURN AT POTENTIAL RENT

£600 PCM

Cash Purchase Investment / Potential Return = 8.6% Yield

| Investment | | Income | |
|----------------------|---------|-------------------|--------|
| House Purchase Price | £78,000 | Annual Income | £7,200 |
| LBTT | £4,680 | Less Mortgage Int | £0 |
| Legal Fees | £1,000 | Factors Fees | £0 |
| Total Investment | £83,680 | Net Annual Income | £7,200 |

BTL Mortgage Investment / Potential Return = 7.1% Yield

| Investment | | Income | |
|-----------------------|---------|-------------------------|--------|
| 25% of Purchase Price | £19,500 | Potential Annual Income | £7,200 |
| LBTT | £4,680 | Less Mortgage Int | £2,925 |
| Legal Fees | £1,000 | Factors Fees | £0 |
| Total Investment | £25,180 | Net Annual Income | £4,275 |

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

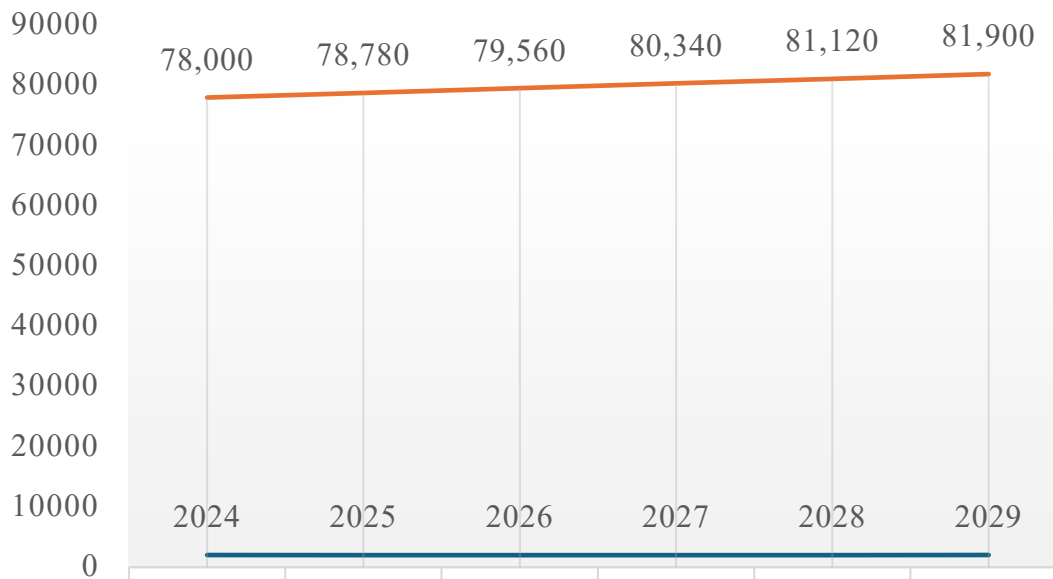


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PROJECTED FUTURE VALUE

House prices in the Dundee 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 (£) | 78,000 | 78,780 | 79,560 | 80,340 | 81,120 | 81,900 |

— 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 42%

| | |
|-----------------------------|---------|
| Cash Investment | £83,680 |
| 5 Year Income | £31,200 |
| Potential Increase in Value | £3,900 |
| Total Potential Return | £35,100 |

BTL Mortgage Investment / Potential Total Return 81%

| | |
|-----------------------------|---------|
| Cash Investment | £25,180 |
| 5 Year Net Income | £16,575 |
| Potential Increase in Value | £3,900 |
| Total Potential Return | £20,475 |



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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 48%

| | |
|-----------------------------|---------|
| Cash Investment | £83,680 |
| 5 Year Income | £36,000 |
| Potential Increase in Value | £3,900 |
| Total Potential Return | £39,900 |

BTL Mortgage Investment / Potential Total Return 100%

| | |
|-----------------------------|---------|
| Cash Investment | £25,180 |
| 5 Year Net Income | £21,375 |
| Potential Increase in Value | £3,900 |
| Total Potential Return | £25,275 |



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

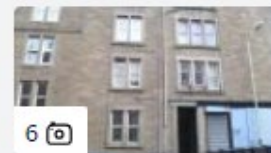
Comparable Sale Properties

43, Cleghorn Street, Dundee, Angus DD2 2PF

1 bed, unknown

£100,000 3 Dec 2020

£60,000 5 Sep 2016



42 G/2, Cleghorn Street, Dundee, Angus DD2 2NJ

Unknown

£85,000 2 Oct 2023



21a, Cleghorn Street, Dundee, Ang DD2 2NQ

4 bed, unknown

£190,500 7 Feb 2022

£100,000 29 Apr 2008



28 3/I, Cleghorn Street, Dundee, Ang DD2 2NN

Unknown

£72,000 20 Jun 2023

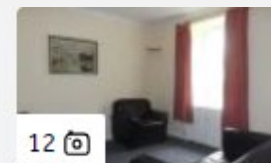


9, Cleghorn Street, Dundee, Angus DD2 2NQ

2 bed, unknown

£85,000 19 Feb 2020

£51,350 17 Mar 2004



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



£1,185 pcm (£273 pw)

Cleghorn Street, West End, Dundee DD2

ARCHIVED

 2  Flat

Beautiful 2 bedroom property located within West End of Dundee.



£950 pcm (£219 pw)

Cleghorn Street, Dundee DD2

ARCHIVED

 2  Flat


We are proud to present this spacious fully furnished large two bedroom property that . This West End property is ideal for Dundee's Universities and Ninewell's teaching hospital. Close to all ...



£795 pcm (£183 pw)

Cleghorn Street, Dundee DD2

ARCHIVED

 2  Flat



To book A viewing visit our website directly to use our online booking system Lovely, 2 bedroom property available in June 2024 on Cleghorn Street. The property is set in a secure, well maintained ...



£1,075 pcm (£248 pw)

Cleghorn Street, West End, Dundee DD2

ARCHIVED


 2  Flat

* 50% off first month's rent* Beautiful 2 bedroom property located within West End of Dundee.



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