SMART

SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

73h Watson Street, Dundee, Angus, DD4 6HG



0141 473 6400



This desirable 2 bedroom property in the heart of Dundee will make a great addition to any investor's portfolio. The rent on this investment can be increased by **12%** immediately generating cash flow from day one. This property benefits from the following:

Immediate income from day one as settled Tenants are in place.
increase rent immediately by from £500 to £560
£410 Cash flow per month once increased to market rent.

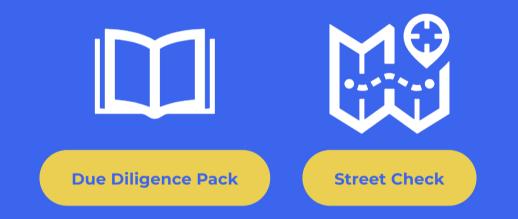
EPC	Construction Type	Tenanted	Size	Heating Type
D	Standard Construction	Yes	64 sq. ft.	Gas



BTL





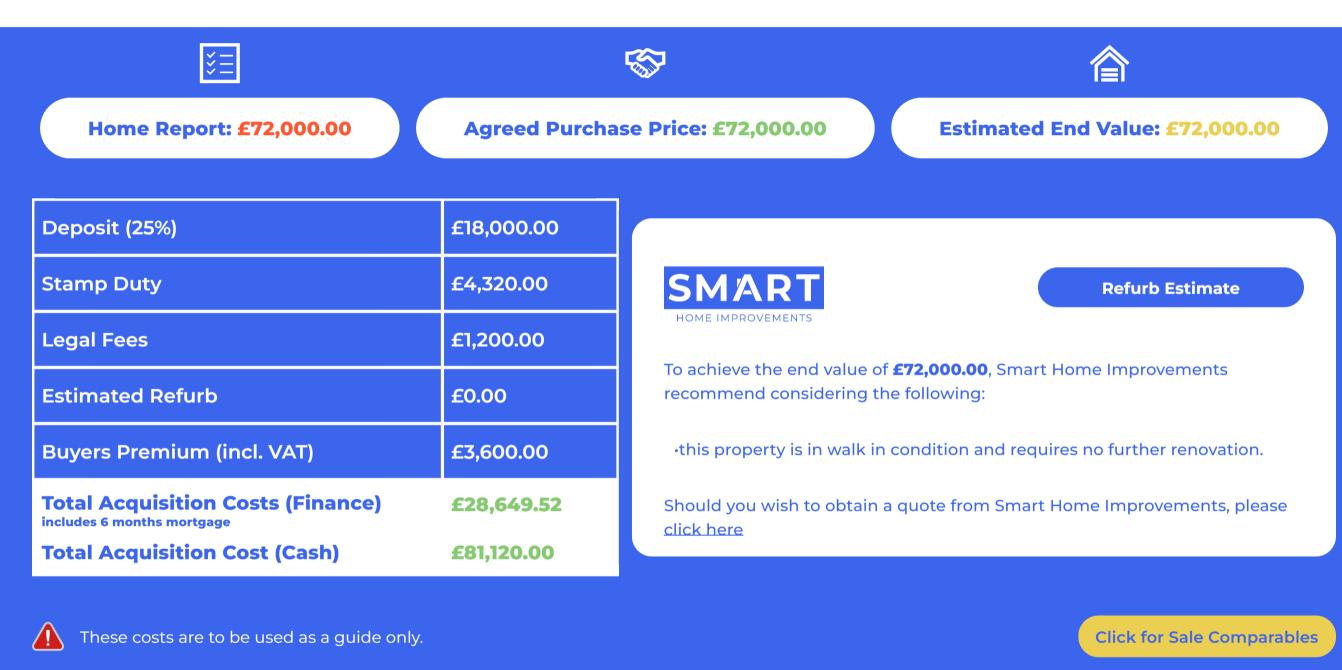


Please **click** on the relevant box to view.









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Want to learn more about the **BTL** investment strategy? <u>Click here</u> to get our free guide!

Cash Purchase		Rent : £500		Finance Purc	Finance Purchase	
Net Monthly Cashflow (Profit)	£430.00	Monthly Running (Cost	Net Monthly Cashflow (Profit)	£175.08	
Gross Yield	7.17%	Management Fee (10%)	£50.00	Gross Yield	8.33%	
Net Yield	7.17%	Insurance	£30.00	Net Yield	2.92%	
Return on Capital Employed	19.03%	Factor Fee	£0.00	Return on Capital Employed	7.75%	
Net Annual Income	£5,160.00			Net Annual Income	£2,100.96	

Rent can be increased toThis is based on a 25% deposit at an arrangement fee of 3% and an interest rate of£795.00 with an increase of +12%75.00%, Please contact a mortgage broker to find rates appropriate to yourin line with governmentcircumstances.guidelinesguidelines

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Cash Purchase		
Net Monthly Cashflow (Profit)	£725.00	
Gross Yield	12.08%	
Net Yield	12.08%	
Return on Capital Employed	32.08%	
Net Annual Income	£8,700.00	

	ntial Rent: 795.00	
Monthly Running Cost		
Management Fee (10%)	£79.50	
Insurance	£30.00	
Factor Fee	£0.00	

Finance Purchase		
Net Monthly Cashflow (Profit)	£470.08	
Gross Yield	13.25%	
Net Yield	7.83%	
Return on Capital Employed	20.80%	
Net Annual Income	£5,640.96	

Market Rent: £795.00

This is based on a 25% deposit at an arrangement fee of 3% and an interest rate of 75.00%, Please contact a mortgage broker to find rates appropriate to your circumstances.









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Yes

Smoke & Heat Detectors

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Thank you for taking the time to read this presentation by Smart Sales & Investments.

Should you wish to proceed further, please contact a member of the team via WhatsApp, Email, or Phone.

