

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

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

[Click for WhatsApp](#)

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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



Due Diligence Pack



Street Check

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

Tenanted Buy-to-Let Purchase Details



Home Report: **£72,000.00**



Agreed Purchase Price: **£72,000.00**



Estimated End Value: **£72,000.00**

Deposit (25%)	£18,000.00
Stamp Duty	£4,320.00
Legal Fees	£1,200.00
Estimated Refurb	£0.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) <small>includes 6 months mortgage</small>	£28,649.52
Total Acquisition Cost (Cash)	£81,120.00



Refurb Estimate

To achieve the end value of **£72,000.00**, Smart Home Improvements recommend considering the following:

- this property is in walk in condition and requires no further renovation.

Should you wish to obtain a quote from Smart Home Improvements, please [click here](#)



These costs are to be used as a guide only.

[Click for Sale Comparables](#)

Want to learn more about the **BTL** investment strategy? [Click here](#) to get our **free guide!**

Cash Purchase	
Net Monthly Cashflow (Profit)	£430.00
Gross Yield	7.17%
Net Yield	7.17%
Return on Capital Employed	19.03%
Net Annual Income	£5,160.00

Rent : **£500**

Monthly Running Cost	
Management Fee (10%)	£50.00
Insurance	£30.00
Factor Fee	£0.00

Finance Purchase	
Net Monthly Cashflow (Profit)	£175.08
Gross Yield	8.33%
Net Yield	2.92%
Return on Capital Employed	7.75%
Net Annual Income	£2,100.96

Rent can be increased to £795.00 with an increase of +12% in line with government guidelines

This is based on a **25% deposit** at an arrangement fee of **3%** and an interest rate of **7.50%**, Please contact a mortgage broker to find rates appropriate to your circumstances.

Want to learn more about the **BTL** investment strategy? [Click here](#) to get our **free guide!**

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

Current Rent :
£500.00

Potential 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.



Family of 2 ✓



Private Tenant, full time employed ✓



Lived here for 5 years ✓



No missed rental payments ✓



Information regarding compliance and proof of rent can be provided upon request.

SMART
PROPERTY LETS

Management

Looking for property management? We manage properties across Scotland at Smart Property Lets for 10% of the rent. Interested? [Click here.](#)

Compliance	
PRT Agreement	Yes
Legionella Risk Assessment Report	Yes
EICR	Yes
PAT Testing Report	Yes
Gas Safety Certificate (CP12)	Yes
Energy Performance Certificate (EPC)	Yes
Smoke & Heat Detectors	Yes

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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.

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