



Reform Street DD1



**£270,000
RENOVATED
VALUE**



12.1% YIELD

INVESTMENT & RENOVATION BREAKDOWN

ArcInvest is thrilled to present this exceptional opportunity within a traditional Grade B Listed building. Situated in the heart of Dundee on the prestigious Reform Street.

Currently in need of a comprehensive renovation and reconfiguration, this property will be transformed into a modern, highly desirable living spaces that blends historic charm with contemporary comforts.

With a significant student population and professionals moving into the area, there is an unwavering demand for rental properties. Reform Street presents a fantastic investment opportunity with an anticipated return of 12.1%, making it a lucrative addition to any property portfolio.



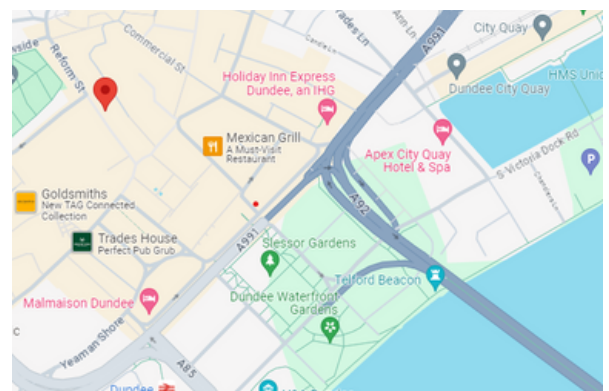
**£210,000
PURCHASE PRICE**



**£62,750
RENO COSTS**



**£2750
INCOME (PCM)**



ABOUT THE PROPERTY & AREA

A bright and spacious first floor property which is generously proportioned and benefits from a secure entry system.

Reform Street is ideally situated in the heart of the city centre on the doorstep to a number of shops, restaurants and bars. The prime location makes it an attractive prospect for students and professionals seeking accommodation in the bustling city centre.

Given the property's prime location, historical significance, and the growing demand for quality housing in Dundee, this opportunity is bound to attract considerable interest.

Dundee recently earned recognition from the Sunday Times as one of the top twelve places to reside in Britain. Designated as a UNESCO City of Design, Dundee has undergone remarkable redevelopment along its waterfront, highlighted by the acclaimed V&A Museum of Design Dundee, which opened its doors in September 2018.

**PROPERTY
INVESTMENT
SPECIALISTS**



hello@arc-invest.co.uk



**5
BED**



**162
(TBC)**



TO SECURE NOW

+44 7476870413

**SETUP COSTS & CASH OUTLAY**

Purchase price*	£210,000
Current Value	£210,000
Renovations**	£62,750
Set up costs	£59,173
Value when renovated***	£270,000
Rent pcm****	£2,750
Yield	12.1%

Total approx outlay - Ungeared	£331,923
Total approx outlay - Geared (75% LTV)	£174,423

	Paid to	Payment Due	Amount
Initial Purchasing Costs			
Due Diligence Reporting	ArcInvest	At property selection	£1,410
Architect Fee (if applicable)	ArcInvest	At property selection	£2,580
		Total	£3,990

ArcInvest Costs			
Finders Fee (purchase price)	ArcInvest	At Date of Entry	£3,780
Project Management fee	ArcInvest	At Date of Entry	£3,300
Refurb & Demo Report (H&S)	ArcInvest	At Date of Entry	£1,194
Internal Safety & Environmental Fee	ArcInvest	At Date of Entry	£2,394
Landlords Building and Contents Insurance approx.	ArcInvest	At Date of Entry	£525
Licencing Costs (if applicable)	ArcInvest	At Date of Entry	£1,140
Renovation Costs	ArcInvest	At Date of Entry	£62,750
		Total	£75,083

Lawyers Costs			
Purchase price	Lawyers	At Date of Entry	£210,000
LBTT/SDLT	Lawyers	At Date of Entry	£1,300
Legal Fees (approx)	Lawyers	At Date of Entry	£1,850
Registration Fee (approx)	Lawyers	At Date of Entry	£850
Additional Dwelling Supplement	Lawyers	At Date of Entry	£12,600
		Total	£226,600

ArcInvest Furnishing Costs			
Furnishings (approx)	ArcInvest	Final week of renovations	£26,250
		Total	£26,250

Total cash outlay (approx) if all cash purchase	£331,923
Total cash outlay (approx) when geared at 75% LTV *****	£174,423

* Subject to offer being accepted

** Subject to due diligence and on-site H&S report

*** Subject to surveyor's report

**** Subject to HMO licence being granted (if applicable)

***** Once off the bridge and on to the long term loan, there will be a cash release of c75% of the renovation costs back to you

Due Diligence includes RICS survey report and any specialist reports where applicable. These are recharged at cost
Please note, if a lender is involved with the transactions, there is an additional c£300 legal costs

