



# FORFAR PORTFOLIO

Fully let residential portfolio comprising of 7 flats all in the same building



 **Portolio**  
THE LANDLORD'S ESTATE AGENT

# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## FORFAR

- 7 properties in Forfar, within the same building
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £38,618 pa
- This is a current gross yield of 7.4%
- The portfolio exists of standard construction types
- The portfolio has an estimated valuation of £575,000
- Offers are invited in the region of £520,375
- Future rental income is £43,200 pa, representing a future gross yield of 8.3%

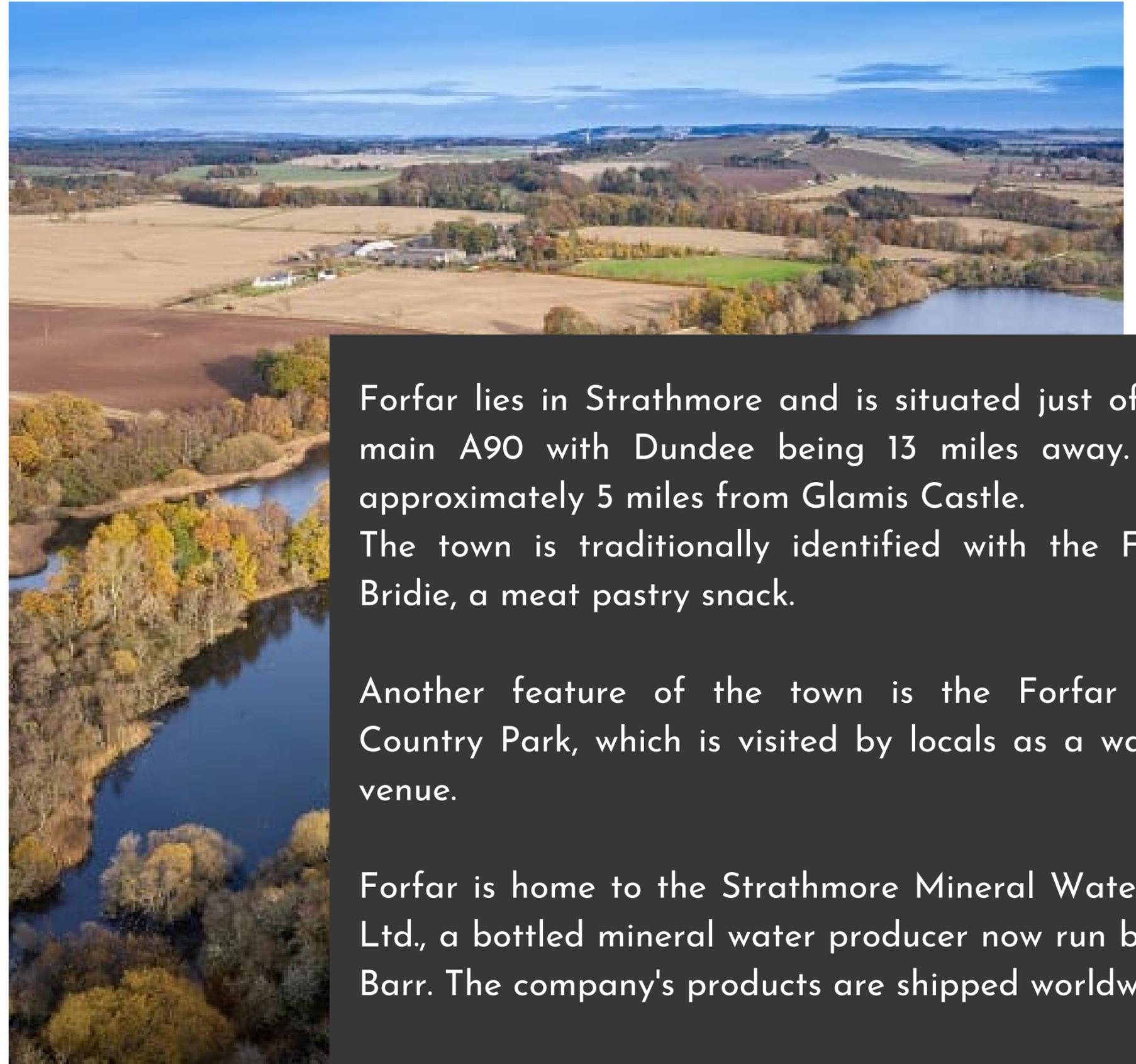


# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	EPC Band	Market Rental PA	Current Rental PA	Desktop Valuation	Gross Yield Current PA	Gross Yield Market PA	Offer Price
9A Castle Street, Forfar	DD8 3AE	Flat	1	E	£4,800	£3,708	50,000	8.19%	10.61%	45,250
9B Castle Street, Forfar	DD8 3AE	Flat	1	D	£4,200	£3,708	55,000	7.45%	8.44%	49,775
9C Castle Street, Forfar	DD8 3AE	Flat	2	E	£5,400	£5,400	90,000	6.63%	6.63%	81,450
9D Castle Street, Forfar	DD8 3AE	Flat	2	E	£7,200	£6,551	100,000	7.24%	7.96%	90,500
9E Castle Street, Forfar	DD8 3AE	Flat	2	D	£7,200	£6,180	90,000	7.59%	8.84%	81,450
9F Castle Street, Forfar	DD8 3AE	Flat	2	C	£7,200	£5,871	90,000	7.21%	8.84%	81,450
9G Castle Street, Forfar	DD8 3AE	Flat	3	C	£7,200	£7,200	100,000	7.96%	7.96%	90,500
					£43,200	£38,618	£575,000	7.4%	8.3%	£520,375

# ABOUT FORFAR



Forfar lies in Strathmore and is situated just off the main A90 with Dundee being 13 miles away. It is approximately 5 miles from Glamis Castle. The town is traditionally identified with the Forfar Bridie, a meat pastry snack.

Another feature of the town is the Forfar Loch Country Park, which is visited by locals as a walking venue.

Forfar is home to the Strathmore Mineral Water Co., Ltd., a bottled mineral water producer now run by AG Barr. The company's products are shipped worldwide.



**MONI TAGORE**

SALES AGENT



### ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, in service to the private rented sector and as an estate agent.

### GET IN TOUCH

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**SAL**

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ASSOCIATION  
OF LANDLORDS

RECOGNISED  
SUPPLIER 2022

