



DUNDEE PORTFOLIO

An outstanding, high yielding, residential portfolio
comprising 10 properties in central Dundee



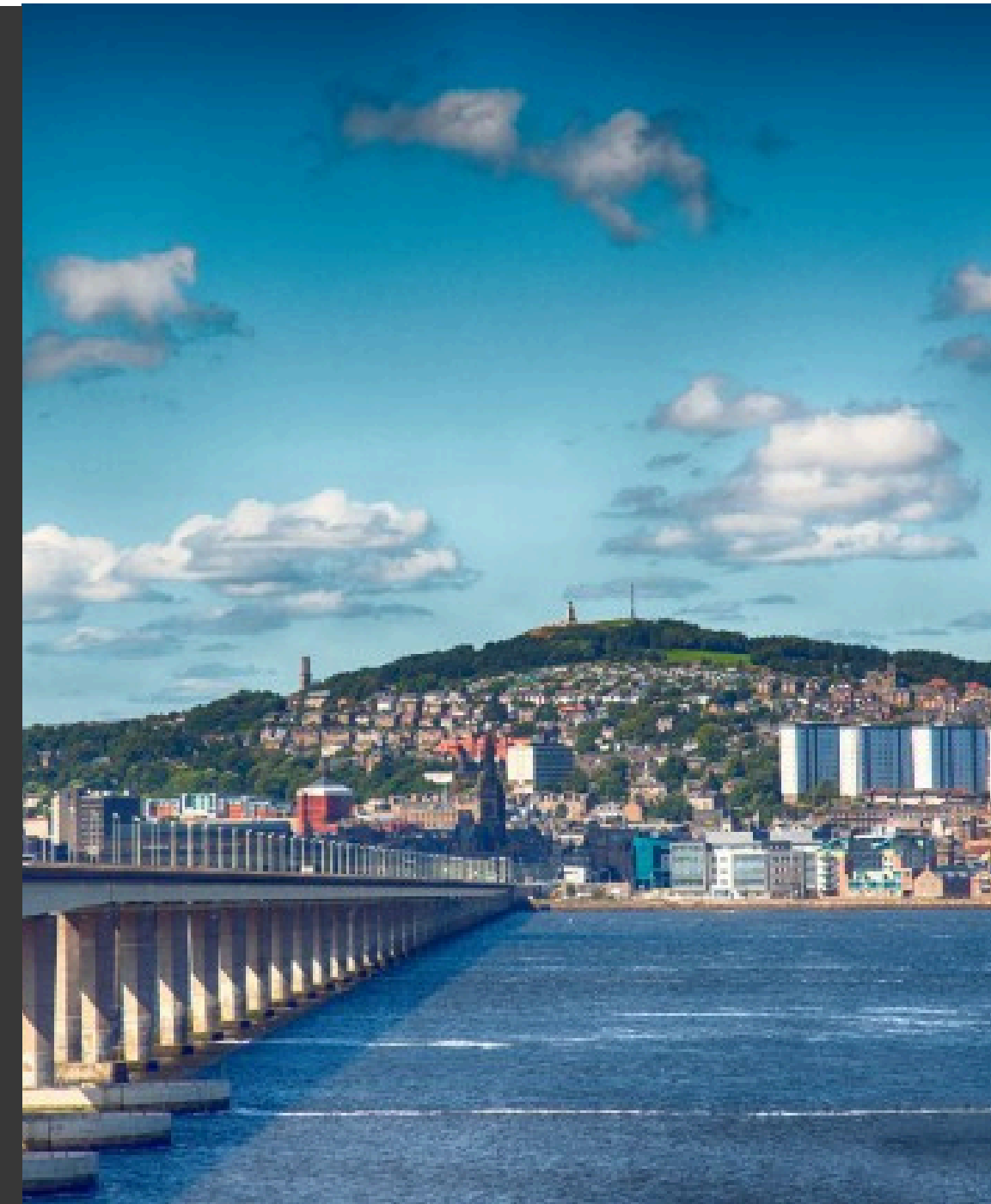
INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

DUNDEE PORTFOLIO

- An outstanding residential portfolio comprising 4 HMOs and 6 flats in Dundee
- The portfolio is available to purchase by company sale (no debt in the portfolio).
- The properties produce a gross income of £104,832 pa
- This is a current gross yield of 11.4%
- Potential market gross yield is 12.3%
- Offers invited around £921,575
- The portfolio has a surveyor valuation of £955,000
- EPCs are all C and D, with the exception of one property.
- Victoria Chambers attic space is large and has potential for development



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

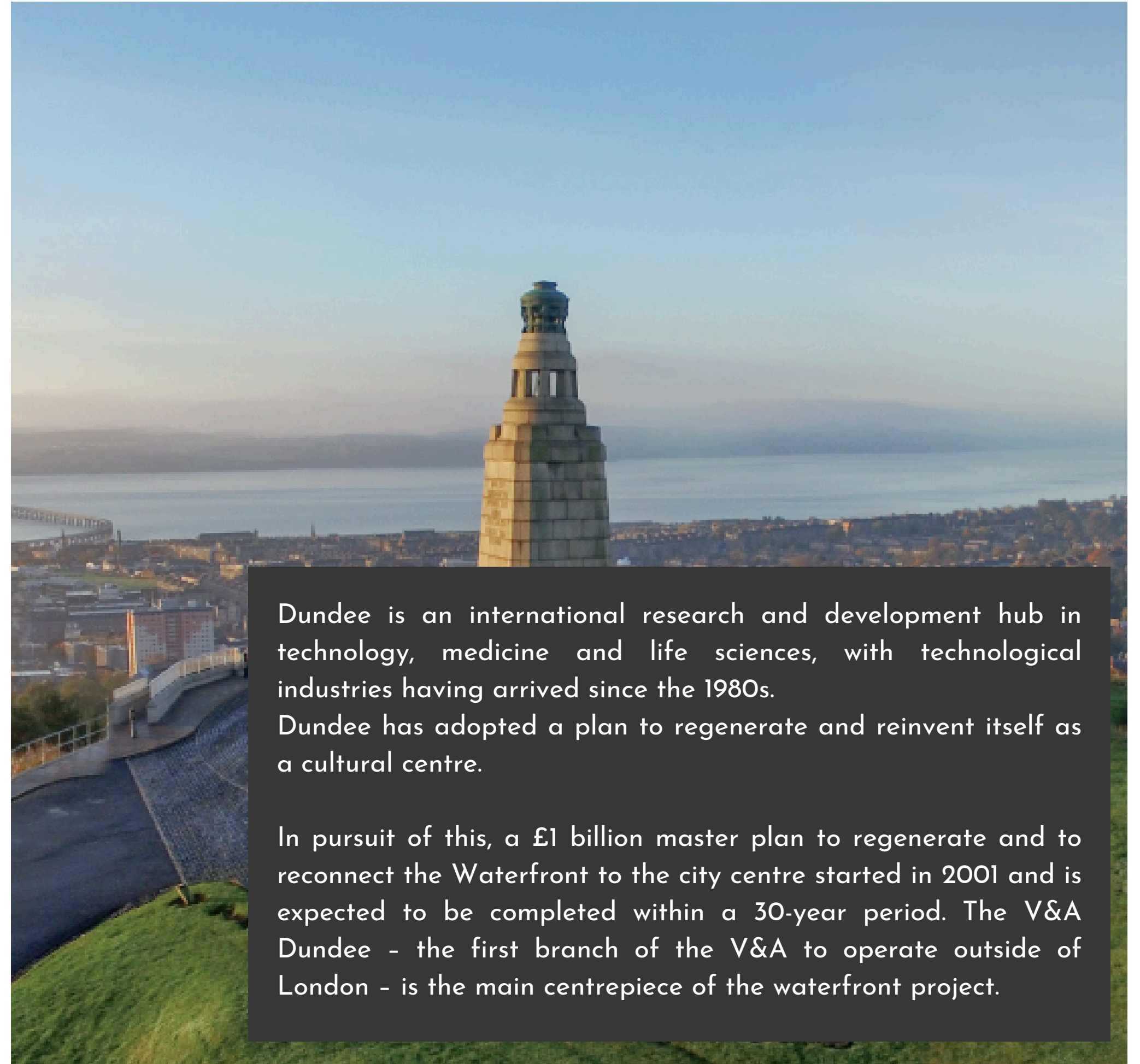
Address	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
10 (2/L) Victoria Chambers, Dundee	DD1 1JN	Flat	3	C	£13,500	£15,000	10.0%	11.1%	£140,000	£135,100
10 (2/R) Victoria Chambers, Dundee	DD1 1JN	Flat	4	C	£18,000	£20,400	12.4%	14.1%	£150,000	£144,750
10 (3/L) Victoria Chambers, Dundee	DD1 1JN	Flat	3	C	£14,400	£15,000	10.7%	11.1%	£140,000	£135,100
10 (3/R) Victoria Chambers, Dundee	DD1 1JN	Flat	4	D	£19,200	£20,400	13.3%	14.1%	£150,000	£144,750
182 (2/L) Strathmartine Road, Dundee	DD3 8DQ	Flat	1	C	£5,376	£6,600	11.1%	13.7%	£50,000	£48,250
190 (G/L) Lochee Road, Dundee	DD2 2NF	Flat	2	D	£8,100	£8,100	10.5%	10.5%	£80,000	£77,200
55 (1/L) Dens Road, Dundee	DD3 7JB	Flat	2	C	£8,100	£8,100	12.9%	12.9%	£65,000	£62,725

ACCOMMODATION & TENANCY SCHEDULE

Portfolio

[illegible]

ABOUT DUNDEE



Dundee is an international research and development hub in technology, medicine and life sciences, with technological industries having arrived since the 1980s.

Dundee has adopted a plan to regenerate and reinvent itself as a cultural centre.

In pursuit of this, a £1 billion master plan to regenerate and to reconnect the Waterfront to the city centre started in 2001 and is expected to be completed within a 30-year period. The V&A Dundee - the first branch of the V&A to operate outside of London - is the main centrepiece of the waterfront project.



MONI TAGORE

SALES AGENT



ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

Email - moni@portolio.co.uk

Call - 07886213368



SAL
SCOTTISH
ASSOCIATION
OF LANDLORDS

**RECOGNISED
SUPPLIER 2025**

