

The background of the slide is a composite image. The top half shows a hill with a lighthouse and a radio tower under a teal sky. The bottom half shows a large concrete bridge structure over a body of water, also with a teal tint.

DUNDEE & ARBROATH PORTFOLIO

An outstanding residential portfolio comprising 22
properties in Dundee and Arbroath



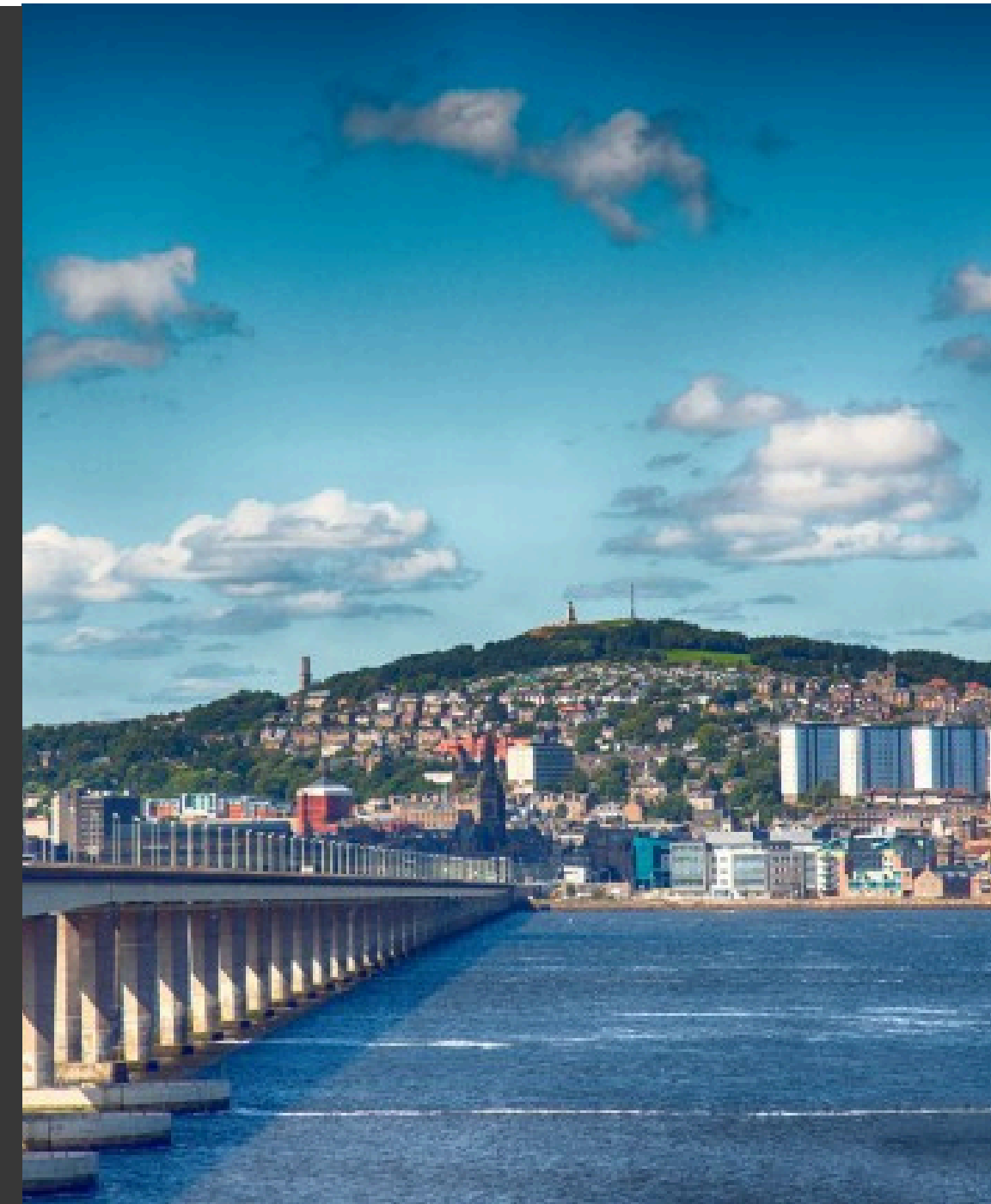
INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

DUNDEE & ARBROATH PORTFOLIO

- An outstanding residential portfolio comprising 22 properties in Dundee and Arbroath
- Dundee section consists of 11 flats in the same block, plus 2 individual flats
- Arbroath section consists of 8 flats in the same block, plus a commercial unit on the ground floor
- Commercial unit can be removed from portfolio
- Properties produce a gross income of £138,900 pa
- This is a current gross yield of 10.9%
- Portfolio is achieving market rents
- Offers invited around £1,274,925, open to negotiation
- The portfolio has a Surveyor valuation of £1,335,000



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
Flat 1, 131 High Street, Arbroath	DD11 1DP	Flat	1	D	£6,000	£6,000	12.6%	12.6%	£50,000	£47,750
Flat 2, 131 High Street, Arbroath	DD11 1DP	Flat	2	D	£6,300	£6,300	8.8%	8.8%	£75,000	£71,625
Flat 3, 131 High Street, Arbroath	DD11 1DP	Flat	1	D	£7,200	£7,200	10.1%	10.1%	£75,000	£71,625
Flat 4, 131 High Street, Arbroath	DD11 1DP	Flat	1	C	£6,300	£6,300	13.2%	13.2%	£50,000	£47,750
Flat 5, 131 High Street, Arbroath	DD11 1DP	Flat	2	C	£6,900	£6,900	9.6%	9.6%	£75,000	£71,625
Flat 6, 131 High Street, Arbroath	DD11 1DP	Flat	1	C	£7,200	£7,200	10.1%	10.1%	£75,000	£71,625
Flat 7, 131 High Street, Arbroath	DD11 1DP	Flat	1+box	C	£6,000	£6,000	9.7%	9.7%	£65,000	£62,075

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
Flat 8, 131 High Street, Arbroath	DD11 1DP	Flat	1+box	B	£6,900	£6,900	10.3%	10.3%	£70,000	£66,850
Commercial Property, 129 High Street, Arbroath	DD11 1DP	Commercial Premises	N/A	G	£7,200	£7,200	12.6%	12.6%	£60,000	£57,300
A 32 Constitution Street, Dundee	DD3 6ND	Flat	Bedsit	E	£5,400	£5,400	14.1%	14.1%	£40,000	£38,200
B 32 Constitution Street, Dundee	DD3 6ND	Flat	1	D	£7,200	£7,200	13.7%	13.7%	£55,000	£52,525
C 32 Constitution Street, Dundee	DD3 6ND	Flat	1	F	£5,700	£5,700	11.9%	11.9%	£50,000	£47,750
E 32 Constitution Street, Dundee	DD3 6ND	Flat	Bedsit	E	£6,228	£6,228	13.0%	13.0%	£50,000	£47,750
F 32 Constitution Street, Dundee	DD3 6ND	Flat	Bedsit	E	£6,600	£6,600	8.6%	8.6%	£80,000	£76,400

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
G 32 Constitution Street, Dundee	DD3 6ND	Flat	1	C	£6,600	£6,600	12.6%	12.6%	£55,000	£52,525
H 32 Constitution Street, Dundee	DD3 6ND	Flat	1	D	£6,300	£6,300	13.2%	13.2%	£50,000	£47,750
I 32 Constitution Street, Dundee	DD3 6ND	Flat	Bedsit	D	£5,928	£5,928	7.8%	7.8%	£80,000	£76,400
J 32 Constitution Street, Dundee	DD3 6ND	Flat	2	D	£6,300	£6,300	12.0%	12.0%	£55,000	£52,525
K 32 Constitution Street, Dundee	DD3 6ND	Flat	1	E	£3,480	£3,480	7.3%	7.3%	£50,000	£47,750
L 32 Constitution Street, Dundee	DD3 6ND	Flat	Bedsit	C	£6,000	£6,000	11.4%	11.4%	£55,000	£52,525
Flat E, 45E Baldovan Terrace, Dundee	DD4 6NJ	Flat	2	C	£6,564	£6,564	11.5%	11.5%	£60,000	£57,300

ACCOMMODATION & TENANCY SCHEDULE

Portfolio

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ABOUT DUNDEE & ARBROATH

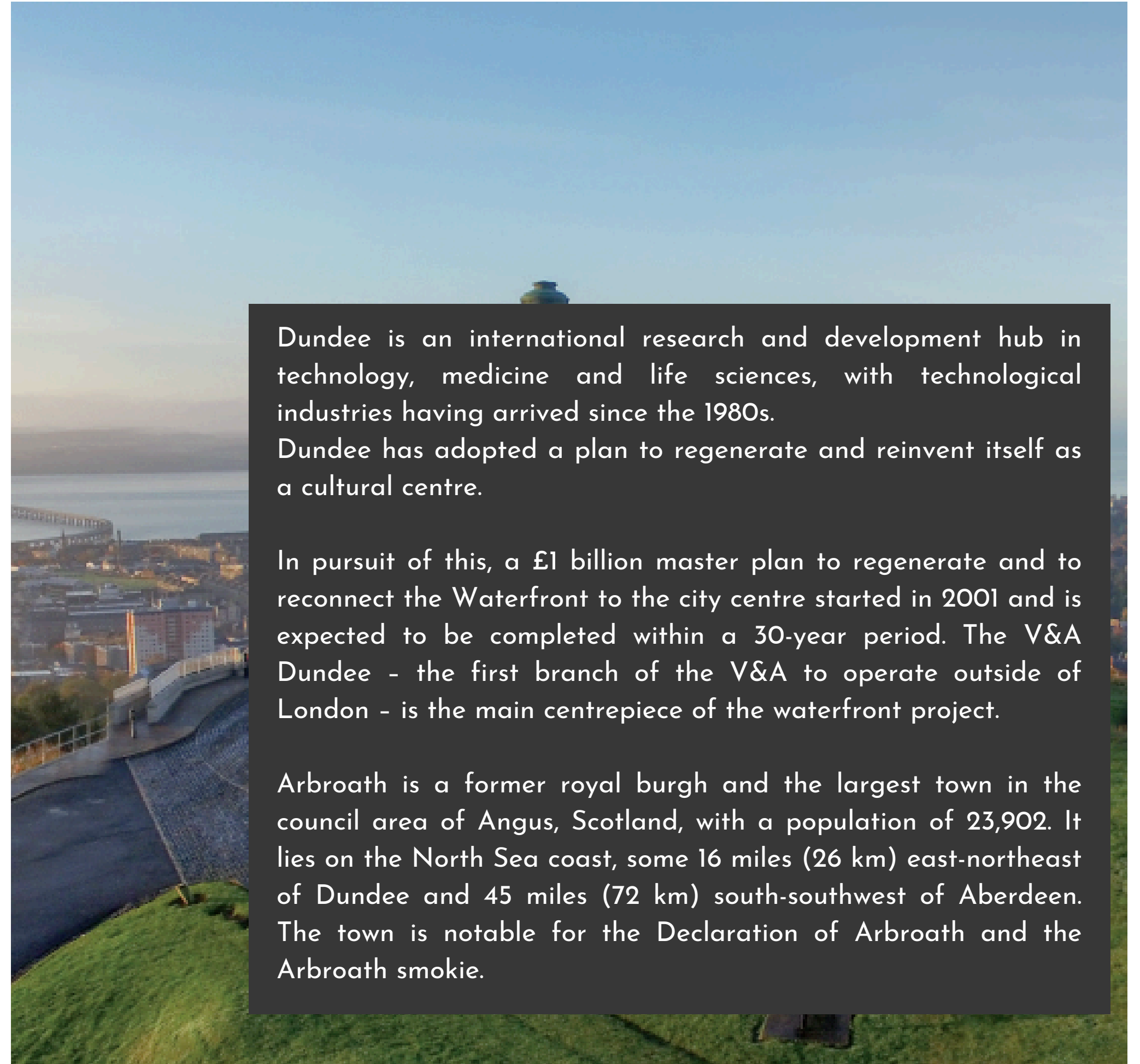


Dundee is an international research and development hub in technology, medicine and life sciences, with technological industries having arrived since the 1980s.

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.

Arbroath is a former royal burgh and the largest town in the council area of Angus, Scotland, with a population of 23,902. It lies on the North Sea coast, some 16 miles (26 km) east-northeast of Dundee and 45 miles (72 km) south-southwest of Aberdeen. The town is notable for the Declaration of Arbroath and the Arbroath smokie.





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



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