

# DOUGLAS PORTFOLIO

Fully let residential portfolio comprising of 15 flats, in two blocks, in Douglas, Lanarkshire



# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## DOUGLAS PORTFOLIO

- 15 flats, in two blocks, in Douglas, Lanarkshire
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £74,208 pa
- This is a current gross yield of 8.7%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £900,000
- Offers invited at £855,000
- Properties are in excellent condition



# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

| Street      | 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 |
|-------------|----------|------|-------------|----------|-------------------|------------------|------------------------|-----------------------|-------------------|-------------|
| 6 Pathhead  | ML11 0QJ | Flat | 1           | E        | £5,244            | £5,400           | 9.2%                   | 9.5%                  | £60,000           | £57,000     |
| 8 Pathhead  | ML11 0QJ | Flat | 1           | E        | £5,100            | £5,400           | 8.9%                   | 9.5%                  | £60,000           | £57,000     |
| 10 Pathhead | ML11 0QJ | Flat | 1           | E        | £4,800            | £5,400           | 8.4%                   | 9.5%                  | £60,000           | £57,000     |
| 12 Pathhead | ML11 0QJ | Flat | 1           | D        | £5,400            | £5,400           | 9.5%                   | 9.5%                  | £60,000           | £57,000     |
| 14 Pathhead | ML11 0QJ | Flat | 1           | E        | £4,872            | £5,400           | 8.5%                   | 9.5%                  | £60,000           | £57,000     |
| 16 Pathhead | ML11 0QJ | Flat | 1           | E        | £4,800            | £5,400           | 8.4%                   | 9.5%                  | £60,000           | £57,000     |

# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

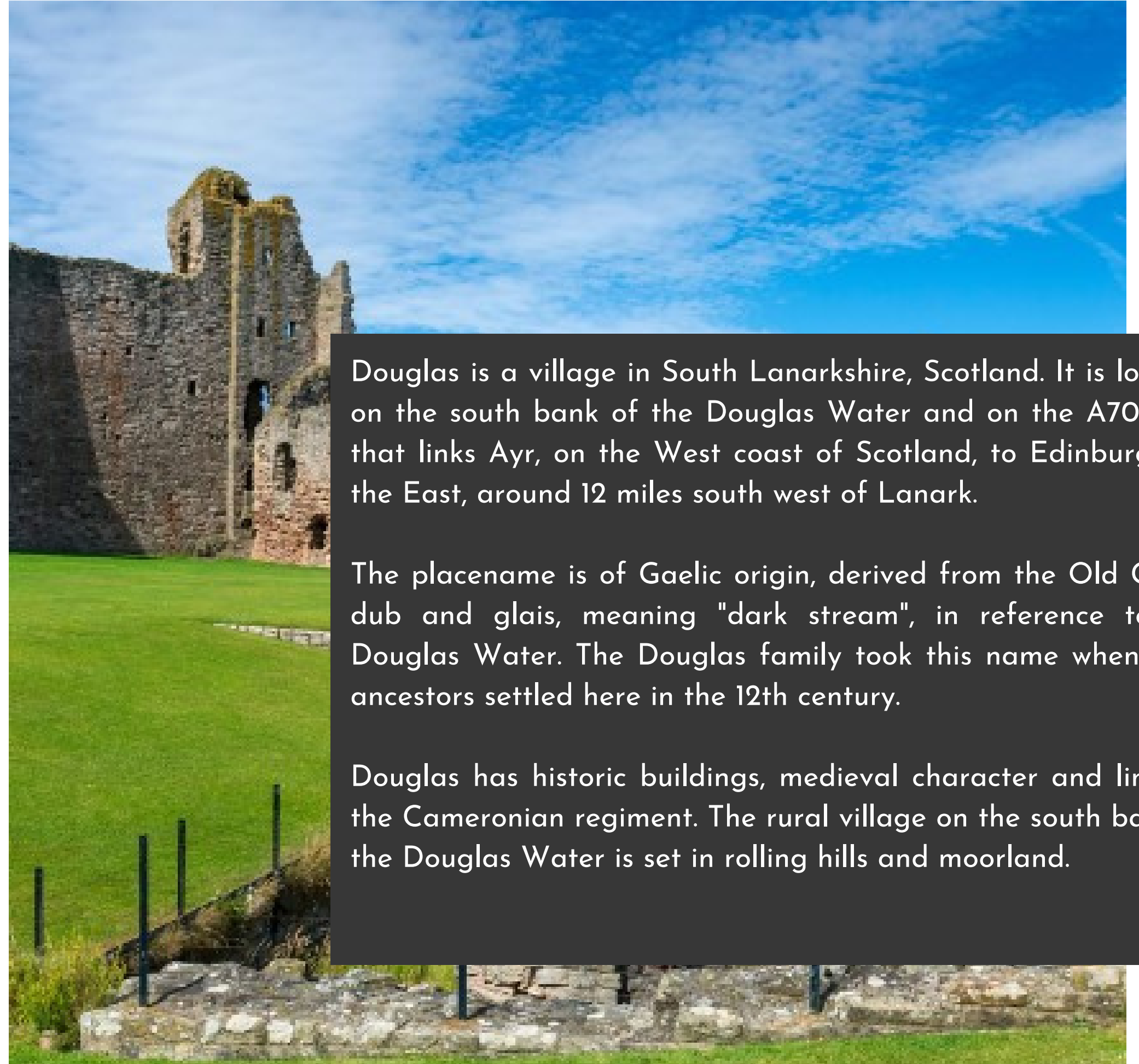
| Street       | Postcode | Type              | No. of beds | EPC Band | Current Rental PA | Market Rental PA | Gross Yield Current PA | Gross Yield Market PA | Desktop Valuation | Offer Price |
|--------------|----------|-------------------|-------------|----------|-------------------|------------------|------------------------|-----------------------|-------------------|-------------|
| 18 Pathhead  | ML11 0QJ | Flat              | 1           | D        | £4,800            | £5,400           | 8.4%                   | 9.5%                  | £60,000           | £57,000     |
| 20 Pathhead  | ML11 0QJ | Flat              | 1           | D        | £5,376            | £5,400           | 9.4%                   | 9.5%                  | £60,000           | £57,000     |
| 22 Pathhead  | ML11 0QJ | End-terrace house | 1           | F        | £4,872            | £5,400           | 7.9%                   | 8.7%                  | £65,000           | £61,750     |
| 1 Blue Tower | ML11 0QL | Flat              | 1           | E        | £4,500            | £5,400           | 7.9%                   | 9.5%                  | £60,000           | £57,000     |
| 3 Blue Tower | ML11 0QL | Flat              | 1           | D        | £4,872            | £5,400           | 9.3%                   | 10.3%                 | £55,000           | £52,250     |
| 5 Blue Tower | ML11 0QL | Mid-terrace house | 1           | E        | £5,100            | £5,400           | 8.9%                   | 9.5%                  | £60,000           | £57,000     |

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| Street        | 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     |
|---------------|----------|----------------------|-------------|----------|-------------------|------------------|------------------------|-----------------------|-------------------|-----------------|
| 7 Blue Tower  | ML11 0QL | Mid-terrace house    | 1           | E        | £4,872            | £5,400           | 8.5%                   | 9.5%                  | £60,000           | £57,000         |
| 9 Blue Tower  | ML11 0QL | Mid-terrace house    | 1           | E        | £5,100            | £5,400           | 8.9%                   | 9.5%                  | £60,000           | £57,000         |
| 11 Blue Tower | ML11 0QL | End-terrace bungalow | 1           | E        | £4,500            | £5,400           | 7.9%                   | 9.5%                  | £60,000           | £57,000         |
|               |          |                      |             |          | <b>£74,208</b>    | <b>£81,000</b>   | <b>8.7%</b>            | <b>9.5%</b>           | <b>£900,000</b>   | <b>£855,000</b> |

# ABOUT DOUGLAS



Douglas is a village in South Lanarkshire, Scotland. It is located on the south bank of the Douglas Water and on the A70 road that links Ayr, on the West coast of Scotland, to Edinburgh on the East, around 12 miles south west of Lanark.

The placename is of Gaelic origin, derived from the Old Gaelic dub and glais, meaning "dark stream", in reference to the Douglas Water. The Douglas family took this name when their ancestors settled here in the 12th century.

Douglas has historic buildings, medieval character and links to the Cameronian regiment. The rural village on the south bank of the Douglas Water is set in rolling hills and moorland.



**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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OF LANDLORDS

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