



DUNDEE PORTFOLIO

Well performing, fully let, residential portfolio comprising
of 6 properties in Dundee, in the same block



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

DUNDEE PORTFOLIO

- Well performing residential portfolio comprising 6 properties in Dundee
- All the properties are located in the same block
- Properties produce a gross income of £41,760 pa
- This is a current gross yield of 9%
- Potential market yield is also 9.9%
- The portfolio consists of standard construction types
- Offers invited around £465,300
- The portfolio has an estimated valuation of £495,000
- Landlord open to selling the seventh flat in the block if the purchaser wants the whole block

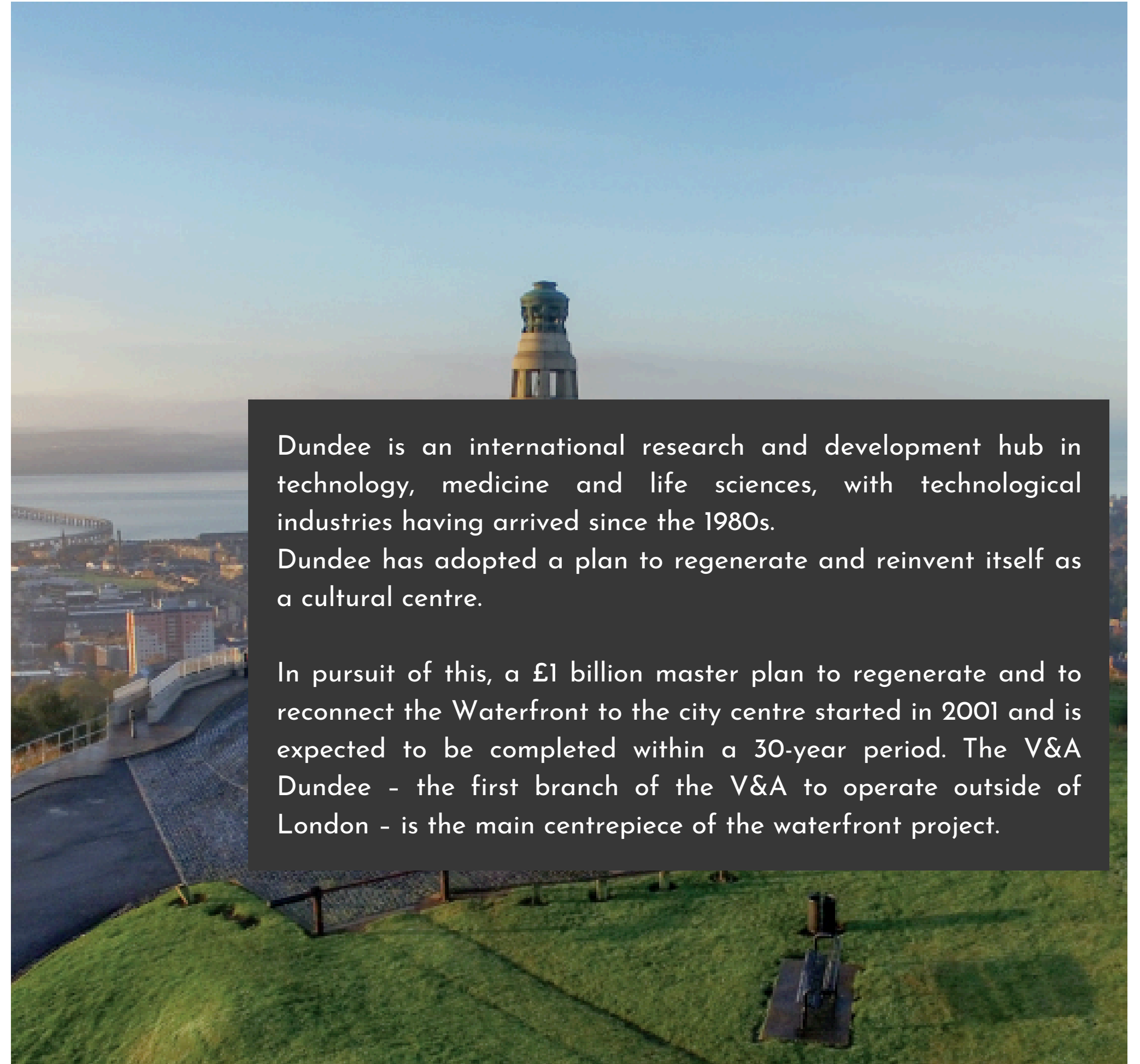


ACCOMMODATION & TENANCY SCHEDULE

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 |
|------------------------------|----------|------|----------------|-------------|----------------------|---------------------|---------------------------|--------------------------|----------------------|----------------|
| Attic 1, 25 Mid Road, Dundee | DD3 7RN | Flat | 1 | D | £5,760 | £6,600 | 10.2% | 11.7% | £60,000 | £56,400 |
| 1/M, 25 Mid Road, Dundee | DD3 7RN | Flat | 2 | C | £9,000 | £9,300 | 10.6% | 11.0% | £90,000 | £84,600 |
| 1/3, 25 Mid Road, Dundee | DD3 7RN | Flat | 2 | D | £9,600 | £9,600 | 11.3% | 11.3% | £90,000 | £84,600 |
| 2/2, 25 Mid Road, Dundee | DD3 7RN | Flat | 2 | C | £5,400 | £6,600 | 6.4% | 7.8% | £90,000 | £84,600 |
| 1/1, 25 Mid Road, Dundee | DD3 7RN | Flat | 2 | D | £7,200 | £8,400 | 8.5% | 9.9% | £90,000 | £84,600 |
| 2/1, 25 Mid Road, Dundee | DD3 7RN | Flat | 2 | D | £4,800 | £5,400 | 6.8% | 7.7% | £75,000 | £70,500 |
| | | | | | £41,760 | £45,900 | 9.0% | 9.9% | £495,000 | £465,300 |

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

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SCOTTISH
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**RECOGNISED
SUPPLIER 2025**

