

# ALBERT STREET, DUNDEE X3

## PORTFOLIO

Fully let residential portfolio comprising of 3 flats in the same block in Dundee



# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## ALBERT STREET, DUNDEE X3 PORTFOLIO

- 3 one-bed properties, located on Albert Street
- All properties are tenanted
- The portfolio produces an income of £12,432 pa
- This is a current gross yield of 8.2%
- The portfolio exists of standard construction types
- The portfolio has a total survey valuation of £165,000
- Fixed price of £151,800, a 8% discount
- Future rental income is £14,220 pa, representing a future gross yield of 9.4%
- Home Reports available for each of the 3 properties



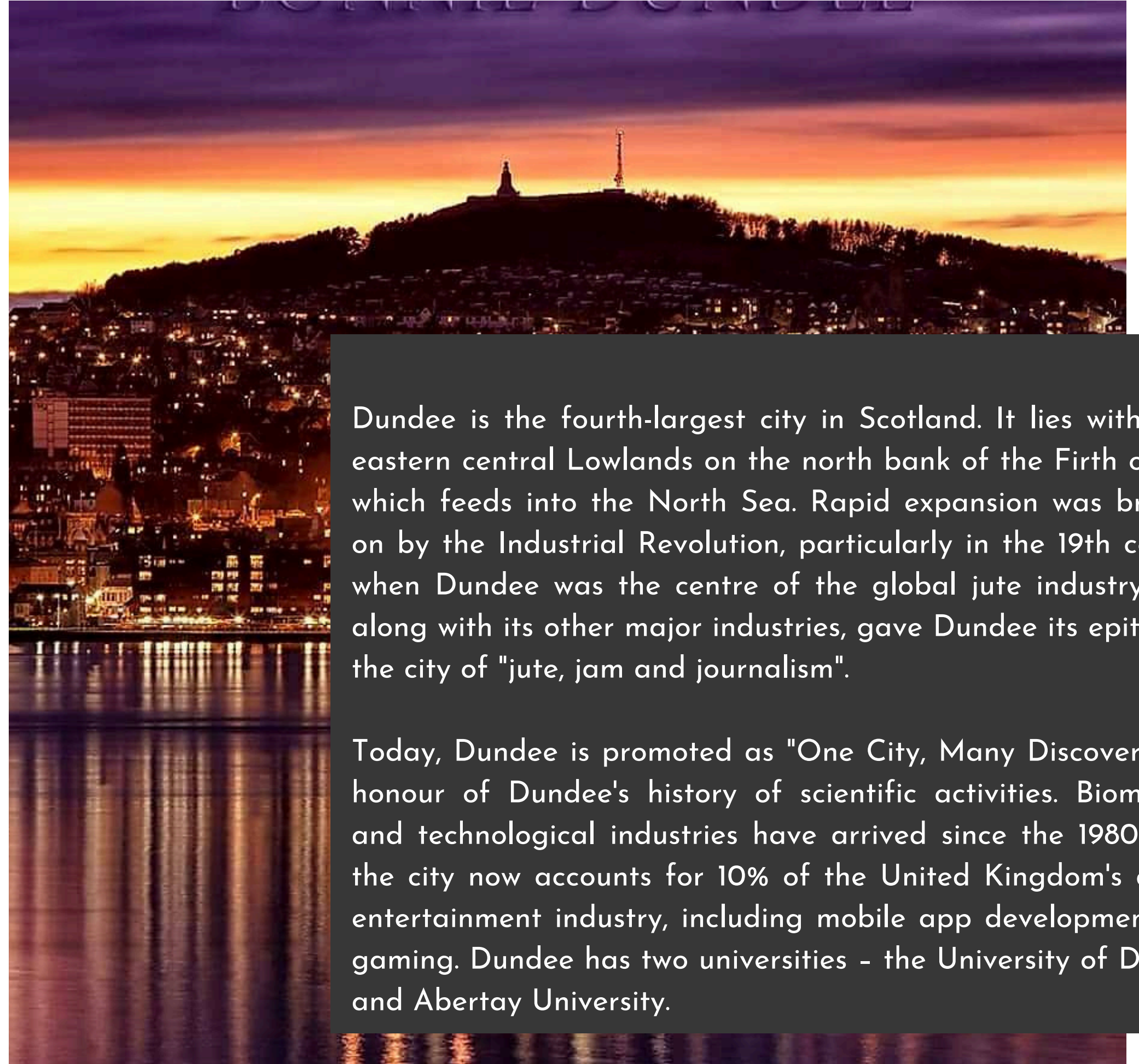
# ACCOMMODATION & TENANCY SCHEDULE

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
Flat 1L, 118 Albert Street, Dundee	DD4 6QN	Flat	1	C	£4,740	£3,672	£55,000	7.4%	9.6%	£49,500
Flat 1R, 118 Albert Street, Dundee	DD4 6QN	Flat	1	C	£4,740	£4,080	£55,000	8.0%	9.3%	£51,150
Flat 3L, 118 Albert Street, Dundee	DD4 6QN	Flat	1	C	£4,740	£4,680	£55,000	9.2%	9.3%	£51,150
					£14,220	£12,432	£165,000	8.2%	9.4%	£151,800



# ABOUT DUNDEE



Dundee is the fourth-largest city in Scotland. It lies within the eastern central Lowlands on the north bank of the Firth of Tay, which feeds into the North Sea. Rapid expansion was brought on by the Industrial Revolution, particularly in the 19th century when Dundee was the centre of the global jute industry. This, along with its other major industries, gave Dundee its epithet as the city of "jute, jam and journalism".

Today, Dundee is promoted as "One City, Many Discoveries" in honour of Dundee's history of scientific activities. Biomedical and technological industries have arrived since the 1980s, and the city now accounts for 10% of the United Kingdom's digital entertainment industry, including mobile app development and gaming. Dundee has two universities - the University of Dundee and Abertay University.



**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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