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**SECOND CHANCE**

PORTFOLIO

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# THE SECOND CHANCE PORTFOLIO

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6 Unit Apartment Block

# Executive Summary

A **LUCRATIVE OPPORTUNITY** has arisen to purchase the Second Chance Portfolio, a selection of 6 properties.



**D**espite the current economic and political uncertainty, the Scottish Private Rented Sector (PRS) continues to perform well, with lack of supply paired with a high demand for renters. The latest report from letting portal Citylets (Q4 2020) shows that year-on-year, average rents across Scotland as a whole have risen by 3.6%. This, coupled with the average time to let falling, makes now the perfect time to invest.

The Second Chance Portfolio has a cumulative value of £500,000 and generates an impressive gross annual yield of 7.5%, which is significantly higher than the average yield in Scotland's four major cities: Edinburgh (5.1%), Glasgow (5.8%) and Aberdeen (5.5%). The portfolio of mostly one and two-bedroom apartments, with one three-bedroom property, are all fully compliant with current rental regulations and legislation and there is 100% occupancy across the portfolio.

# Scotland: a place to invest



**SCOTLAND** is world-renowned for its rich history and culture, as a centre for learning and innovation, and for its staggering natural beauty.

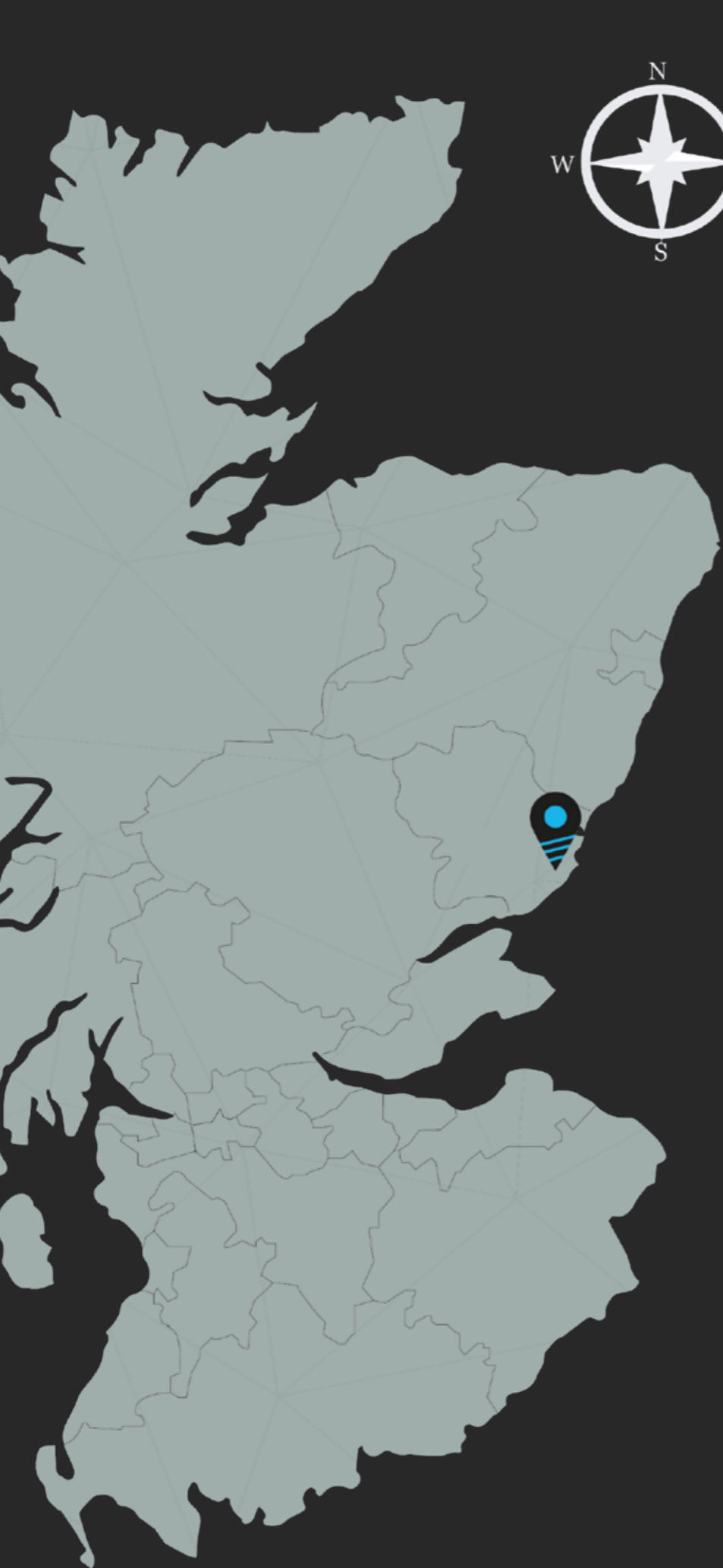
According to the latest annual review of demographic trends in Scotland published by The Registrar General, the nation's population is continuing to increase and has reached its highest level to date at 5.45 million. This population growth is fuelled largely by migration, with some 30,000 more people arriving in Scotland than leaving. Figures show that the number of households is set to increase from 2.48 million (mid-2018) to 2.76 million by 2041, which represents an average annual increase of approximately 12,200 households. This demographic trend has and will continue to put pressure on the housing market and will consistently drive demand in the PRS.

In terms of residential sales, the Scottish property market has, unlike south of the border, remained relatively stable in the current political and economic climate. The most recent quarterly statistics from the Registers of Scotland indicate that the average selling price has slightly increased year-on-year, while the number of transactions has also increased. This both accounts for and reflects the Scotland's increasing appeal among investors from the rest of the UK and international investors who are keen to take advantage of favourable currency rates.



*...Figures show that the number of households is set to grow from 2.48 million (mid-2018) to 2.76 million by 2041, which represents an average annual increase of approximately 12,200 households...*





### RESIDENTIAL INVESTMENT:

Long-term market fundamentals

**Supply:** for over a decade the UK has not been building enough housing to meet demand. RICS currently estimate an under supply across the whole of the UK.

**Government policy:** successive governments pledge to build more affordable housing units, however, this often fails to materialise in any scale.

**Longevity:** the UK has an aging population and as a result houses are not being recycled by the market as frequently in previous generations.

**Family structure:** it is now more common for households to occupy two properties as opposed to one family home and this has increased demand for housing units from within the population.

**Immigration:** net migration to the UK has been high and is predicted to remain so even after BREXIT. Thus adding further pressure to the demand side.

**Generation rent:** the average age of a first-time buyer is now 31, which shows a generational shift away from the need for direct ownership of property.

All of these factors combine to make the residential property market a very secure and an excellent long-term investment prospect.



PROPERTIES IN:  
*Inverkeilor*



# A collection of *6 Properties in Inverkeilor*

## *6 Apartments in Inverkeilor*

Converted from the former Chance Inn Inverkeilor five years ago.

<b>32 Main Road Inverkeilor DD11 5RN</b>  1 bedroom  7.6% yield	<b>32A Main Road Inverkeilor DD11 5RN</b>  2 bedrooms  6.4% yield	<b>Flat 1 Main Road, Inverkeilor DD11 5RN</b>  1 bedroom  6.51% yield
<b>Flat 2 Main Road, Inverkeilor DD11 5RN</b>  2 bedrooms  6.4% yield	<b>Flat 3 Main Road, Inverkeilor DD11 5RN</b>  2 bedrooms  7.2% yield	<b>Flat 4 Main Road, Inverkeilor DD11 5RN</b>  3 bedrooms  7.09% yield

### SUMMARY OF ACCOMMODATION:

1 Bed **x 2**  
2 Bed **x 3**  
3 Bed **x 1**

*Please note: a full tenancy schedule can be provided to any interested parties on request.*







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## Portfolio Highlights

- **6** properties (apartments)
- Cumulative value: **£500 000**
- Gross rent per annum: **£34,200**
- **Full** occupancy
- **Fully compliant** with current regulations and legislation





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