

LET PROPERTY PACK

INVESTMENT INFORMATION

Dixon Avenue Glasgow,
G42 8EJ

192451531

 www.letproperty.co.uk





Property Description

Our latest listing is in Dixon Avenue Glasgow, G42 8EJ

Get instant cash flow of **£1,095** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

As the property produces reasonable returns and is located within a prime rental location in Glasgow, it will make for a reliable long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Dixon Avenue Glasgow,
G42 8EJ

192451531



Property Key Features

5 bedrooms

1 bathroom

Spacious Lounge

Garden Grounds

Factor Fees: £55.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £1,095

Market Rent: £2,000

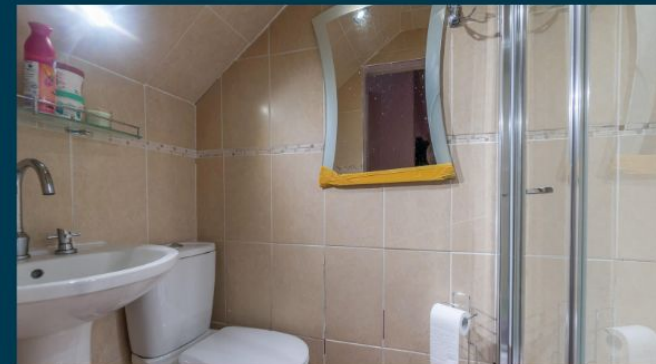
Lounge



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £315,000.00 and borrowing of £236,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 315,000.00

25% Deposit	£78,750.00
Stamp Duty ADS @ 6%	£18,900.00
LBTT Charge	£5,350
Legal Fees	£1,000.00
Total Investment	£104,000.00

Projected Investment Return

The monthly rent of this property is currently set at £1,095 per calendar month but the potential market rent is

£ 2,000



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,095	£2,000
Mortgage Payments on £236,250.00 @ 5%	£984.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£55.00	
Ground Rent	N/A	
Letting Fees	£109.50	£200.00
Total Monthly Costs	£1,163.88	£1,254.38
Monthly Net Income	-£68.88	£745.63
Annual Net Income	-£826.50	£8,947.50
Net Return	-0.79%	8.60%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£4,947.50**
Adjusted To

Net Return **4.76%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£4,222.50**
Adjusted To

Net Return **4.06%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £285,000.

 Floorplan



£285,000

5 bedroom house for sale

Dixon Avenue, Crosshill,, Glasgow, G42

CURRENTLY ADVERTISED UNDER OFFER

Key features

CLOSING DATE THURSDAY 9TH FEBRUARY AT 12 NOON. Seldom available, substantial traditional blonde sandstone SEMI VILLA centrally ...

Marketed from 23 Jan 2023 by Lindsays, Edinburgh

+ Add to report



£270,000

4 bedroom terraced house for sale

Dixon Avenue, Glasgow, Lanarkshire, G42

NO LONGER ADVERTISED

Key features

A substantial red sandstone mid terrace villa offering a great level of family accommodation and presented in excellent condition throughout. ...

Marketed from 6 Oct 2021 to 20 Oct 2021 (14 days) by Slater Hogg & Howison, Shawlands, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

5 bedroom semi-detached house

Courthill Avenue, Cathcart, Glasgow, G44 5AB

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Red sandstone semi-detached villa | Garden | Large bay window

Marketed from 20 Oct 2022 to 14 Nov 2022 (25 days) by Clyde Property, Shawlands



£1,495 pcm

5 bedroom terraced house

Ormonde Crescent, Netherlee, Glasgow, G44 3SW

NO LONGER ADVERTISED

UNDER OFFER

+ Add to report

Five bedrooms | Mid terrace villa | Freshly painted | 1600 sqft | Private garden

Marketed from 13 Nov 2019 to 25 May 2021 (559 days) by Clyde Property, Clarkston

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 www.letproperty.co.uk

Dixon Avenue Glasgow, G42 8EJ

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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