

LET PROPERTY PACK

INVESTMENT INFORMATION

Silverfir Street, Glasgow, G5

179669369

 www.letproperty.co.uk





Property Description

Our latest listing is in Silverfir Street, Glasgow, G5

Get instant cash flow of **£507** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

As the property produces reasonable returns and is situated just outside the Glasgow City Centre with long term tenants currently situated, it will make for a reliable long term investment for an investor.

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



Silverfir Street, Glasgow,
G5

179669369



Property Key Features

3 bedrooms

1 bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £67 per month

Ground Rent: Freehold

Lease Length: Freehold

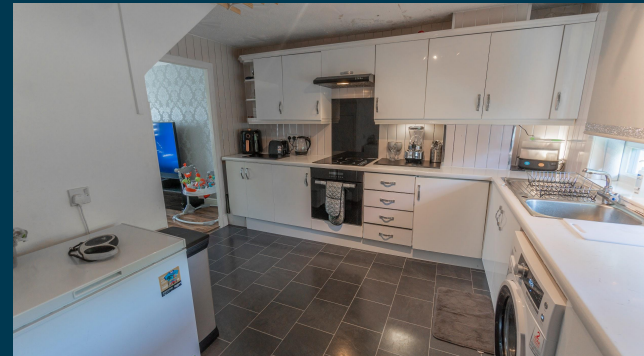
Current Rent: £507

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit

£25,000.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £507 per calendar month but the potential market rent is

£ 700



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	£507	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£67.00	
Ground Rent	Freehold	
Letting Fees	£50.70	£70.00
Total Monthly Costs	£445.20	£464.50
Monthly Net Income	£61.80	£235.50
Annual Net Income	£741.60	£2,826.00
Net Return	2.18%	8.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,426.00**
Adjusted To

Net Return **4.19%**

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

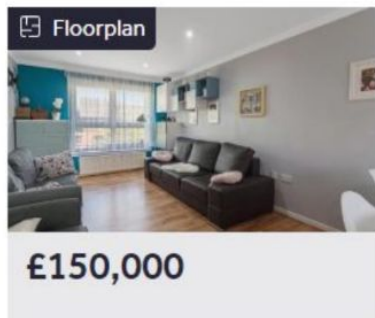
Annual Net Income **£1,326.00**
Adjusted To

Net Return **3.90%**

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 £150,000.



3 bedroom flat for sale

McNeil Gardens, New Gorbals, Glasgow, G5

NO LONGER ADVERTISED

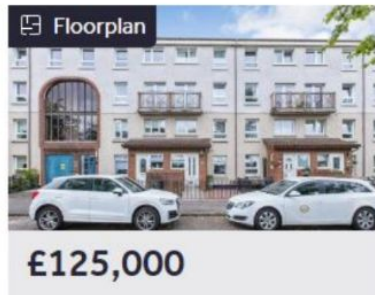
SOLD STC

Key features

This superb 3 bedroom apartment is well presented, bright and spacious and situated in an extremely desirable cul-de-sac in the New Gorbals--a ...

Marketed from 28 May 2021 to 27 Jul 2021 (59 days) by Countrywide, Glasgow City Living

+ Add to report



3 bedroom flat for sale

Caledonia Road, Glasgow, G5

NO LONGER ADVERTISED

SOLD STC

Key features

Main Door Flat | Three Bedrooms | Rear Garden | Gas Central Heating | Double Glazed

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom flat

Dalmarnock Drive, Dalmarnock,
Glasgow

+ Add to report

NO LONGER ADVERTISED

LET AGREED

24-7 Property Letting present this 3 bedroom 1st floor flat in Dalmarnock. Glasgow. Property comp...

Marketed from 11 May 2021 to 22 Jun 2021 (41 days) by 24.7 Property (Scotland) Ltd, Glasgow



£720 pcm

3 bedroom flat

Ascog Street, Southside, Glasgow,
G42

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Council Tax Band C | Part Furnished | Gas Central Heating | Street Parking | No HMO Licence

Marketed from 24 May 2021 to 29 Jun 2021 (35 days) by Yates Hellier Ltd.

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.



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Interested in this
property investment?

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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