

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Glasgow, G42 8YS

195576661











Property Description

Our latest listing is in Victoria Road, Glasgow, G42 8YS

Get instant cash flow of £665.00 per calendar month with a 5% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 7.5% 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...









2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £65.00

Current Rent: £655.00

Market Rent: £1,000

Victoria Road, Glasgow, G42 8YS

19557666

Lounge









Kitchen









Bedrooms



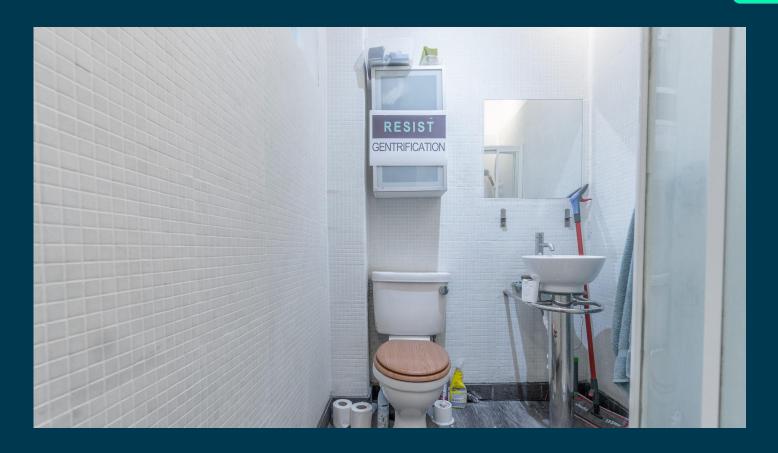






Bathroom





Exterior







Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£40,000.00**

Stamp Duty ADS @ 6% **£9,600.00**

Legal Fees £1,000.00

Total Investment £50,600.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £655.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£655.00	£1,000
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£65.00	
Letting Fees	£66.50	£100.00
Total Monthly Costs	£646.50	£680.00
Monthly Net Income	£18.50	£320.00
Annual Net Income	£222.00	£3,840.00
Net Return	0.44%	7.59%

Return Stress Test Analysis Report





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

Annual Net Income

£1,840.00

Adjusted To

Net Return

3.64%

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

Annual Net Income

£1,440.00

Adjusted To

Net Return

2.85%

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 £252,640.00.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100.00 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom flat
Albert Road, Govanhill

+ Add to report

+ Add to report

CURRENTLY ADVERTISED

24-7 Property are delighted to market for let this two bedroom property in the Southside of Glasg...

£1,100 pcm

Marketed from 8 Sep 2023 by 24.7 Property (Scotland) Ltd, Glasgow



£1,050 pcm

2 bedroom flat

Albert Road, Glasgow, G42 8DN

NO LONGER ADVERTISED LET AGREED

Available Now | Spacious Accommodation | Two Double Bedrooms | Furnished | Popular Locale | Close...

Marketed from 12 Aug 2023 to 1 Sep 2023 (20 days) by Slater Hogg & Howison Lettings, Shawlands

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: 2 years +



Standard Short Assured 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Victoria Road, Glasgow, G42 8YS



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.