

LET PROPERTY PACK

INVESTMENT INFORMATION

Roslea Drive, Glasgow, G31
2RY

194279863

 www.letproperty.co.uk





Property Description

Our latest listing is in Roslea Drive, Glasgow, G31 2RY

Get instant cash flow of **£480.00** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

The property is found within a prime Glasgow rental location and has a long term tenant currently situated.

Considering the returns that are possible, this would be a great addition to an investors portfolio.

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



Roslea Drive, Glasgow, G31
2RY

194279863



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £50.00

Current Rent: £480.00

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return

The monthly rent of this property is currently set at £480.00 per calendar month but the potential market rent is

£ 900



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	£480.00	£900
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Letting Fees	£48.00	£90.00
Total Monthly Costs	£550.50	£592.50
Monthly Net Income	-£70.50	£307.50
Annual Net Income	-£846.00	£3,690.00
Net Return	-1.91%	8.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,890.00**
Adjusted To

Net Return **4.26%**

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


Annual Net Income **£1,590.00**
Adjusted To


Net Return **3.58%**

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 £144,950.00.

 Floorplan



£144,950


2 bedroom flat for sale
Roslea Drive, Dennistoun, G31 2RY


NO LONGER ADVERTISED **SOLD STC**

Key features
Traditional Preferred First Floor Flat | Welcoming Entrance Hallway | Bright Spacious Corner Lounge | Duel Aspects | Newly Fitted Modern ...

Marketed from 16 Feb 2022 to 9 May 2022 (82 days) by Keys Estate Agents, Glasgow

+ Add to report

 Floorplan



£135,000

2 bedroom flat for sale
136 Roslea Drive, Glasgow, G31

CURRENTLY ADVERTISED

Key features
Rarely Available Second Floor Flat | Popular Residential Area | Two Double Bedrooms | Spacious Lounge | Fully Double Glazed & Gas Central Heating | ...

Marketed from 8 Jun 2023 by Purplebricks, covering Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900.00 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom flat

Cumbernauld Road, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1704770

Marketed from 13 May 2023 to 20 May 2023 (7 days) by OpenRent, London



£900 pcm

1 bedroom apartment

2 Westercraigs Court, Dennistoun, G31 2EG

+ Add to report

NO LONGER ADVERTISED LET AGREED






Available 19th December 2022 | One Double Bedroom | Offered Un-furnished | Private Residents Park...

Marketed from 2 Dec 2022 to 3 Jan 2023 (31 days) by Slater Hogg & Howison Lettings, Glasgow

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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Payment history: **On time for length of tenancy**

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

Roslea Drive, Glasgow, G31 2RY

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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