

LET PROPERTY PACK

INVESTMENT INFORMATION

Burnfoot Drive, Glasgow,
G52 2JD

193163203

 www.letproperty.co.uk





Property Description

Our latest listing is in Burnfoot Drive, Glasgow, G52 2JD

Get instant cash flow of **£650.00** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Burnfoot Drive, Glasgow,
G52 2JD

193163203



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £0.00

Current Rent: £650.00

Market Rent: £700.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 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%	£6,000.00
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return

The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is

£ 700.00



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	£650.00	£700.00
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£392.50	£397.50
Monthly Net Income	£257.50	£302.50
Annual Net Income	£3,090.00	£3,630.00
Net Return	9.66%	11.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,230.00**
Adjusted To

Net Return **6.97%**

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

Annual Net Income **£2,130.00**
Adjusted To

Net Return **6.66%**

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 £110,000.00.



3 bedroom ground floor flat for sale
44 Burnfoot Drive, Glasgow, G52 2JD

NO LONGER ADVERTISED UNDER OFFER

Key features

Refurbished Lower Cottage Flat | New Kitchen | New Bathroom | New Boiler | Fresh, stylish décor throughout

Marketed from 28 Oct 2022 to 16 Feb 2023 (111 days) by Cochran Dickie Estate Agency, Paisley

Sold price history

23 Feb 2023 £110,000

+ Add to report



2 bedroom flat for sale
Burnfoot Drive, Glasgow

NO LONGER ADVERTISED SOLD STC

Key features

Bright spacious upper cottage flat | Larger style bathroom and kitchen | New roof with 10 year guarantee | Excellent condition throughout | New ...

Marketed from 1 Mar 2022 to 8 Aug 2022 (159 days) by RE/MAX Property Marketing Centre, Bellshill

Sold price history

2 Jun 2022 £110,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

3 bedroom flat

Burnfoot Drive, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1460294

Marketed from 15 Aug 2022 to 6 Sep 2022 (21 days) by OpenRent, London



£1,395 pcm

3 bedroom flat

Renshaw Drive, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1428974

Marketed from 12 Jan 2023 to 27 Jan 2023 (14 days) by OpenRent, London

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: **2 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

Burnfoot Drive, Glasgow, G52 2JD

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.



LETPROPERTY