

LET PROPERTY PACK

INVESTMENT INFORMATION

Haplund Road Glasgow,
G53 5PW

199436150

 www.letproperty.co.uk





Property Description

Our latest listing is in Hapland Road Glasgow, G53 5PW

Get instant cash flow of **£550** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.7%** 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...



Hapland Road Glasgow,
G53 5PW

199436150



Property Key Features

3 bedroom

1 bathroom

Rear Garden Space

Close proximity to valuable amenities

Factor Fees: £30.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£550	£800
Mortgage Payments on £67,500.00 @ 4%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£55.00	£80.00
Total Monthly Costs	£325.00	£350.00
Monthly Net Income	£225.00	£450.00
Annual Net Income	£2,700.00	£5,400.00
Net Return	9.34%	18.69%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,800.00**
Adjusted To

Net Return **13.15%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£4,050.00**
Adjusted To

Net Return **14.01%**

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 £159,000.



£159,000

4 bedroom end of terrace house for sale
20 Hapland Road, GLASGOW

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Super end-terraced property | 4 bedrooms | Dining size kitchen | DG & GCH | Front & rear gardens ...

SOLD PRICE HISTORY

21 Apr 2023	£166,114
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£127,000



3 bedroom semi-detached house for sale
Hapland Road, Glasgow, G53

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Double Bedrooms | Semi-Detached Villa | Impressive Kitchen | Spacious Lounge | Modern Showe...

SOLD PRICE HISTORY

22 Jan 2019	£130,000
22 Nov 2004	£75,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom apartment

Kinnell Avenue, Cardonald, Glasgow

+ Add to report

NO LONGER ADVERTISED LET AGREED

**** NEWLY DECORATED **** ** GAS C/H & D/G **** ** PRIVATE GARDENS
**** Newly decorated lower...

SOLD PRICE HISTORY

6 Nov 2017	£51,000
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Marketed from 21 Sep 2023 to 12 Dec 2023 (81 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns



£950 pcm



3 bedroom ground floor flat

Mossspark Drive, Cardonald, G52 3AU

+ Add to report

CURRENTLY ADVERTISED LET AGREED

Stunning Property | Private Gardens with Decking | Patio Doors | Three Bedrooms | Double Glazing ...

SOLD PRICE HISTORY

22 Jul 2008	£94,500
27 Sep 2004	£70,000

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

Hapland Road Glasgow, G53 5PW

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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