

LET PROPERTY PACK

INVESTMENT INFORMATION

Wraes View Barrhead,
Glasgow, G78

201161914

 www.letproperty.co.uk





Property Description

Our latest listing is in Wraes View Barrhead, Glasgow, G78

Get instant cash flow of **£489** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Wraes View Barrhead,
Glasgow, G78

201161914



Property Key Features

2 bedrooms

1 bathroom with WC

Double glazed window

Garden ground

Factor Fees: £15.00

Ground Rent: N/A

Lease Length: N/A

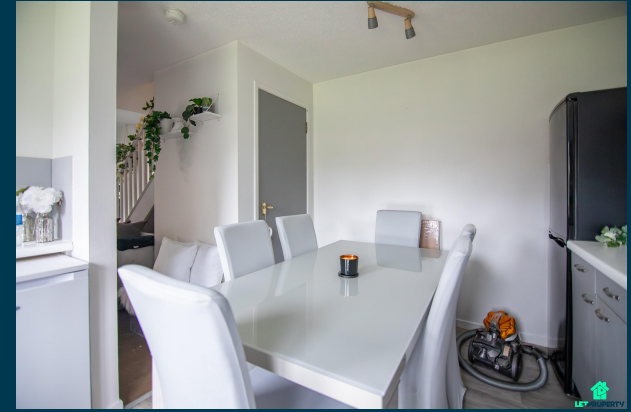
Current Rent: £489

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £489 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£489	£1,000
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.00	
Ground Rent	N/A	
Letting Fees	£48.90	£100.00
Total Monthly Costs	£469.53	£520.63
Monthly Net Income	£19.48	£479.38
Annual Net Income	£233.70	£5,752.50
Net Return	0.59%	14.47%

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 **£3,752.50**
Adjusted To

Net Return **9.44%**

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

Annual Net Income **£3,877.50**
Adjusted To

Net Return **9.75%**

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 £137,000.



£124,995



Floorplan

2 bedroom terraced house for sale

Wraes View, Barrhead, Glasgow, G78

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

MID TERRACE VILLA | POPULAR LOCATION | TWO BEDROOMS | ENCLOSED GARDENS | ELECTRIC HEATING | DOUBL...

SOLD PRICE HISTORY

21 Apr 2022	£137,000
27 Sep 2021	£631,500
24 Dec 2002	£52,700

Marketed from 3 Feb 2022 to 21 Jun 2022 (138 days) by Peachtree Property, Renfrew



£110,000



Floorplan

2 bedroom terraced house for sale

Wraes View, Barrhead, Glasgow, G78

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Modern mid terrace villa. | Beautifully presented. | Ideal accommodation for a variety of purchas...

SOLD PRICE HISTORY

12 Oct 2021	£133,500
30 Jul 2019	£104,000

Marketed from 20 Aug 2021 to 25 Sep 2021 (36 days) by Slater Hogg & Howison, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom terraced house

Netherplace Crescent, Newton Mearns, Glasgow, G77

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1868310

Marketed from 18 Oct 2023 to 26 Oct 2023 (7 days) by OpenRent, London



£1,200 pcm

2 bedroom semi-detached house

Ryat Drive, Newton Mearns, East Renfrewshire, G77

+ Add to report

CURRENTLY ADVERTISED

Freshly Decorated | Quiet Location | Double Glazing | Private Garden | Close Proximity to motorwa...

SOLD PRICE HISTORY






26 Aug 2013

£137,500

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 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

Wraes View Barrhead, Glasgow, G78

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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