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## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Hillfoot Street Glasgow, G31

201433408

( www.letproperty.co.uk

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## **Property Description**

Our latest listing is in Hillfoot Street Glasgow, G31

Get instant cash flow of £735 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,300 which would provide the investor a Gross Yield of 10.1% 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...

#### **LETPR®PERTY**





#### Hillfoot Street Glasgow, G31

201433408

2 bedrooms 2 bathrooms with WC Double glazed window Garden ground

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**Property Key Features** 

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £735 Market Rent: £1,300







## Kitchen





## Bedrooms

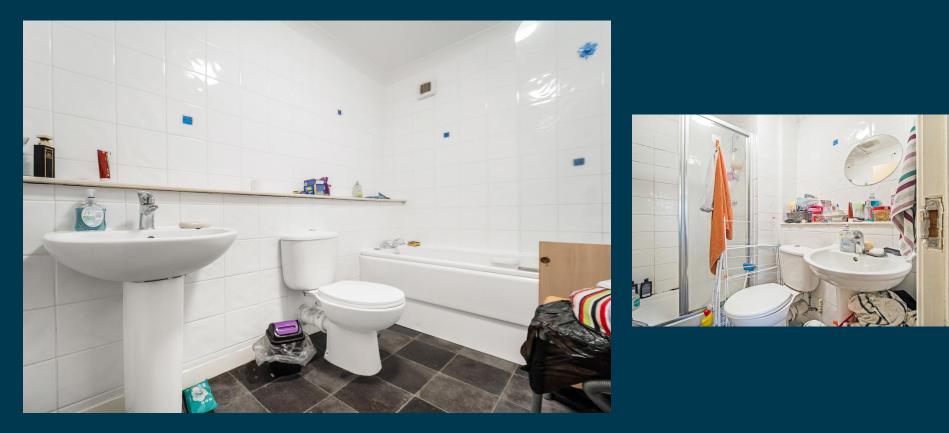






## Bathroom











## **Initial** Outlay





Figures based on assumed purchase price of £155,000 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£49,250.00

## **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 £735 per calendar month but the potential market rent is



Returns Based on Rental Income	£735	£1,300
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£73.50	£130.00
Total Monthly Costs	<b>£572.88</b>	<mark>£629.38</mark>
Monthly Net Income	£162.13	<b>£670.63</b>
Annual Net Income	<b>£1,945.50</b>	£8,047.50
Net Return	<mark>3.95%</mark>	<mark>16.34%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£5,447.50** Adjusted To

Net Return 11.06%

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

Annual Net Income **£5,722.50** Adjusted To

Net Return

11.62%

### Sale Comparables Report

£1



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 £170,500.

	2 bedroom flat for sale + Add to report   Hillfoot Street, Dennistoun, Glasgow, G31 NO LONGER ADVERTISED	
	***CLOSING DATE THURSDAY 26TH OF MAY 12NOON.*** Situated on the preferred 1st floor and offering	
50,000	Marketed from 13 May 2022 to 22 Aug 2022 (101 days) by Countrywide, Dennistoun	
E Floorplan		
AFE	2 bedroom flat for sale   + Add to report     Hillfoot Street, Dennistoun, Glasgow, G31   • Add to report     NO LONGER ADVERTISED   SOLD STC	

This modern 2 bedroom (master with en-suite) ground floor flat offers accommodation which is idea...

Marketed from 28 Jan 2

Marketed from 28 Jan 2022 to 19 May 2022 (111 days) by Countrywide, Dennistoun



£145,000

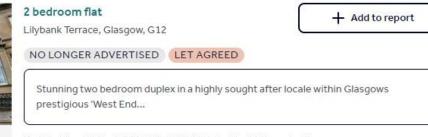
### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm



Marketed from 22 Sep 2022 to 3 Mar 2023 (162 days) by DJ Alexander, Glasgow



£1,775 pcm

#### 2 bedroom flat

PLATFORM\_, Anderston Quay, Glasgow

#### NO LONGER ADVERTISED

Riverside location | Co-working space included | 250Mbps broadband available | Safe & secure deve...

+ Add to report

Marketed from 2 Feb 2024 to 6 Feb 2024 (4 days) by PLATFORM, PLATFORM\_in Glasgow

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

#### Hillfoot Street Glasgow, G31

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.

