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LET PROPERTY PACK

INVESTMENT INFORMATION

Hillfoot Avenue Rutherglen, Glasgow, G73 2LW

202708410

(www.letproperty.co.uk





Property Description

Our latest listing is in Hillfoot Avenue Rutherglen, Glasgow, G73 2LW

Get instant cash flow of £323 per calendar month with a 4.3% 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 a great long term investment for an investor.

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

LETPR®PERTY





Hillfoot Avenue Rutherglen, Glasgow, G73 2LW

202708410

1 bedrooms Fa 1 bathroom Gr Garden Grounds Le Easy access to local amenities Cu

Property Key Features

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £323 Market Rent: £800













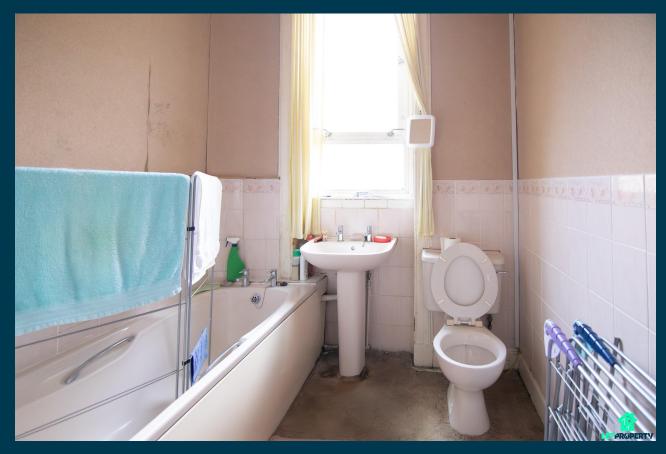
Bedrooms





Bathroom





Exterior





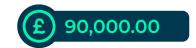
Initial Outlay





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

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 £323 per calendar month but the potential market rent is \bigcirc



LETOR(I)DER

Returns Based on Rental Income	£323	£800
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£32.31	£80.00
Total Monthly Costs	£328.56	£376.25
Monthly Net Income	-£5.48	£423.75
Annual Net Income	-£65.74	£5,085.00
Net Return	<mark>-0.23%</mark>	17.60%

Return Stress Test Analysis Report





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

Annual Net Income **£3,485.00** Adjusted To

Net Return 12.06%

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

Annual Net Income **£3,735.00** Adjusted To

Net Return 12.92%

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 £100,000.



£100,000

Floorplan

bedroom flat for sale	+ Add to report
lillfoot Avenue, Rutherglen, Glasgow, G73	
NO LONGER ADVERTISED SOLD STC	
CLOSING DATE MONDAY 14TH FEB @ 11AM Imma	culately presented, this
charming upper terraced flat,	
SOLD PRICE HISTORY	
	£137,250
SOLD PRICE HISTORY	€137,250 £98,000

Marketed from 1 Apr 2022 to 26 Apr 2022 (24 days) by Slater Hogg & Howison, Burnside

NO LONGER ADVERTISED UNDER OFFER

and Rear Garden Sp...



£95,000



SOLD PRICE HISTORY	
16 May 2022	£123,500
9 Mar 2021	£66,000

1 BEDROOM | BASEMENT STUDY ROOM | Double Glazing | Gas Central Heating | Front

+ Add to report

Marketed from 21 Jan 2022 to 7 Jun 2022 (136 days) by AVJ Homes, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

losslyn Avenue, Rutherglen	
NO LONGER ADVERTISED LET AGREED	
AVAILABLE NOW Well presented upper conversion Bea throughout Enclosed	autifully furnished
SOLD PRICE HISTORY	
27 Jun 2018	£155,000
14 Aug 2013	£124,500
	J



1 bedroom flat

Johnstone Drive, Glasgow, G73

NO LONGER ADVERTISED

Unfurnished | Council Tax Band B | Gas Central Heating | Free On Street Parking | No Pets | Close...

Marketed from 29 Jun 2023 to 14 Jul 2023 (15 days) by TAY LETTING, Glasgow

+ Add to report

+ Add to report

£950 pcm

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Hillfoot Avenue Rutherglen, Glasgow, G73 2LW 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.

