

LET PROPERTY PACK

INVESTMENT INFORMATION

Househillwood Road, Glasgow, G53 6SR

203489131











Property Description

Our latest listing is in Househillwood Road, Glasgow, G53 6SR

Get instant cash flow of £650 per calendar month with a 9.8% Gross Yield for investors.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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











3 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £650

Market Rent: £600

203489131

Lounge









Kitchen



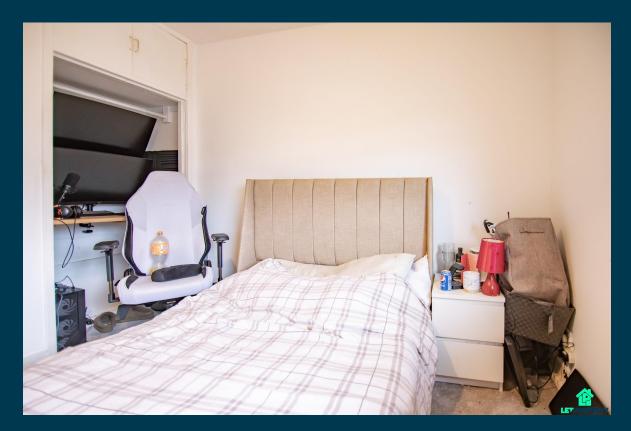






Bedrooms









Bathroom







Exterior









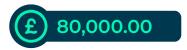
Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£20,000.00**

Stamp Duty ADS @ 6% **£4,800.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £25,800.00

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.

Returns Based on Rental Income	£650
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£65.00
Total Monthly Costs	£330.00
Monthly Net Income	£320.00
Annual Net Income	£3,840.00
Net Return	14.88%

Return Stress Test Analysis Report





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

Annual Net Income

£2,100.00

Adjusted To

Net Return

8.14%

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

Annual Net Income

£2,100.00

Adjusted To

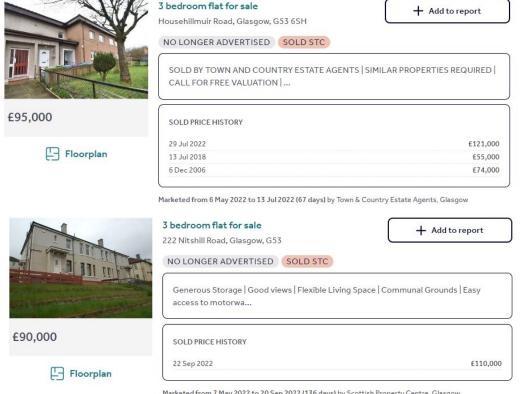
Net Return

8.14%

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 £121,000.

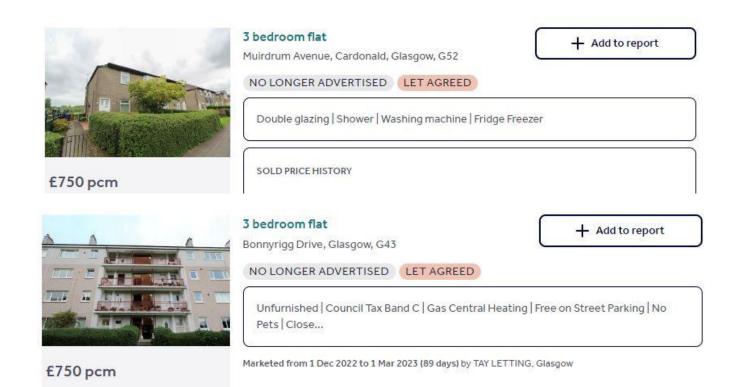


Marketed from 7 May 2022 to 20 Sep 2022 (136 days) by Scottish Property Centre, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



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

Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Househillwood Road, Glasgow, G53 6SR



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.