

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Househillwood Road,  
Glasgow, G53 6SR

203489131

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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 prove to be a reliable rental investment over the long term.

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



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Glasgow, G53 6SR

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £650**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 80,000.00

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.



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

# 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.



**3 bedroom flat for sale**  
Househillmuir Road, Glasgow, G53 6SH

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

SOLD BY TOWN AND COUNTRY ESTATE AGENTS | SIMILAR PROPERTIES REQUIRED | CALL FOR FREE VALUATION | ...

£95,000



SOLD PRICE HISTORY

29 Jul 2022	£121,000
13 Jul 2018	£55,000
6 Dec 2006	£74,000

Marketed from 6 May 2022 to 13 Jul 2022 (67 days) by Town & Country Estate Agents, Glasgow



**3 bedroom flat for sale**  
222 Nitshill Road, Glasgow, G53

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Generous Storage | Good views | Flexible Living Space | Communal Grounds | Easy access to motorwa...

£90,000



SOLD PRICE HISTORY

22 Sep 2022	£110,000
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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**.



£750 pcm

### 3 bedroom flat

Muirdrum Avenue, Cardonald, Glasgow, G52

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Double glazing | Shower | Washing machine | Fridge Freezer

SOLD PRICE HISTORY



£750 pcm

### 3 bedroom flat

Bonnyrigg Drive, Glasgow, G43

NO LONGER ADVERTISED

LET AGREED

+ Add to report






Unfurnished | Council Tax Band C | Gas Central Heating | Free on Street Parking | No Pets | Close...

Marketed from 1 Dec 2022 to 1 Mar 2023 (89 days) by TAY LETTING, Glasgow

# 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](http://www.letproperty.co.uk)

Househillwood Road, Glasgow, G53 6SR

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.



**LETPROPERTY**