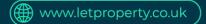


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Dunnottar Street Glasgow, G33

200177715









## **Property Description**

Our latest listing is in Dunnottar Street Glasgow, G33

Get instant cash flow of £530 per calendar month with a 7.1% 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 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...







Dunnottar Street Glasgow, G33



2 bedrooms

1 bathroom with WC

**Double Glazed Window** 

**Rear Garden** 

Factor Fees: £110.00

**Ground Rent: N/A** 

Lease Length: N/A

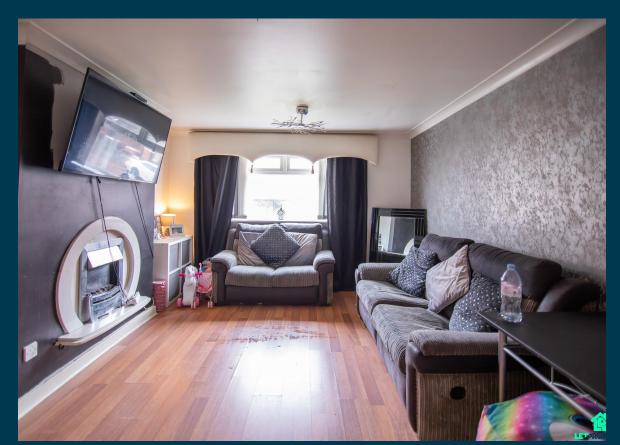
**Current Rent: £530** 

Market Rent: £800

200177715

# Lounge









# Kitchen



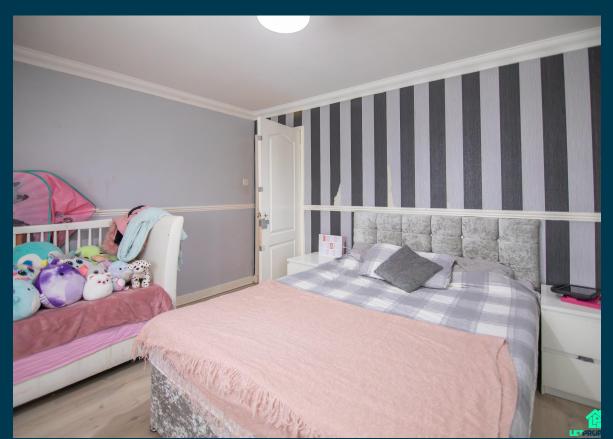






# **Bedrooms**









# **Bathroom**









# **Exterior**









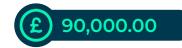
## **Initial Outlay**





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 £530 per calendar month but the potential market rent is



Returns Based on Rental Income	£530	£800
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£110.00	
Ground Rent	N/A	
Letting Fees	£53.00	£80.00
Total Monthly Costs	£459.25	£486.25
Monthly Net Income	£70.75	£313.75
Annual Net Income	£849.00	£3,765.00
Net Return	2.94%	13.03%

## Return Stress Test Analysis Report





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

£2,165.00

Annual Net Income

**Adjusted To** 

Net Return

**7.49**%

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

Annual Net Income

£2,415.00

Adjusted To

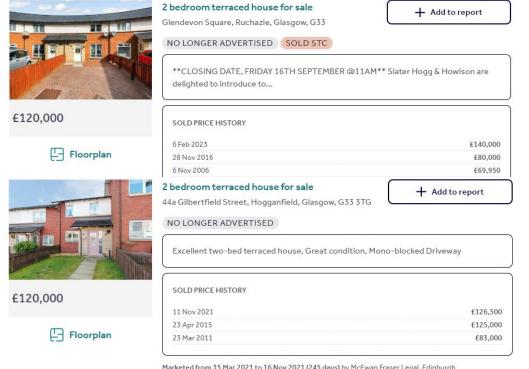
Net Return

8.36%

## 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 £140,000.



Marketed from 15 Mar 2021 to 16 Nov 2021 (245 days) by McEwan Fraser Legal, Edinburgh

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



£1,200 pcm

#### 2 bedroom terraced house

Inverleith Crescent, Carntyne, Glasgow, G32

NO LONGER ADVERTISED

 ${\it Modern\,two\,bedroomed\,mid-terraced\,villa,\,built\,by\,Bellway\,Homes\,is\,now\,available\,in\,the\,Carntyne\,\dots}$ 

Marketed from 30 Sep 2022 to 1 Nov 2022 (32 days) by Western Lettings, Glasgow



£1,050 pcm

#### 2 bedroom end of terrace house

Colintraive Avenue, Glasgow, G33

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1632948

Marketed from 20 Feb 2023 to 3 Mar 2023 (10 days) by OpenRent, London

+ Add to report

+ Add to report

#### **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: 3 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.





# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Dunnottar Street Glasgow, G33



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.