

LET PROPERTY PACK

INVESTMENT INFORMATION

Dunnottar Street Glasgow,
G33

200177715

 www.letproperty.co.uk





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

200177715



Property Key Features

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

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

£ 90,000.00

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

£ 800

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

Annual Net Income **£2,165.00**
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.



£120,000



Floorplan

2 bedroom terraced house for sale

Glendevon Square, Ruchazie, Glasgow, G33

+ Add to report

NO LONGER ADVERTISED SOLD STC

****CLOSING DATE, FRIDAY 16TH SEPTEMBER @11AM**** Slater Hogg & Howison are delighted to introduce to...

SOLD PRICE HISTORY

6 Feb 2023	£140,000
28 Nov 2016	£80,000
6 Nov 2006	£69,950



£120,000



Floorplan

2 bedroom terraced house for sale

44a Gilbertfield Street, Hogganfield, Glasgow, G33 3TG

+ Add to report

NO LONGER ADVERTISED

Excellent two-bed terraced house, Great condition, Mono-blocked Driveway

SOLD PRICE HISTORY

11 Nov 2021	£126,500
23 Apr 2015	£125,000
23 Mar 2011	£83,000

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

+ Add to report

NO LONGER ADVERTISED

Modern two bedroomed mid-terraced villa, built by Bellway Homes is now available in the Carntyne ...

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

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1632948

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

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: **3 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

Dunnottar Street Glasgow, G33

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.



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