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# **LET PROPERTY PACK**

### **INVESTMENT INFORMATION**

Quarrybrae Street Glasgow, G31 5AS

203574408

( www.letproperty.co.uk

## 





## **Property** Description

Our latest listing is in Quarrybrae Street Glasgow, G31 5AS

Get instant cash flow of £500 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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

#### **LETPR®PERTY**





#### Quarrybrae Street Glasgow, G31 5AS

203574408

# Property Key Features

1 bedroom

1 bathroom

**Spacious Lounge** 

Close proximity to valuable amenities

Factor Fees: £66.60 Ground Rent: N/A Lease Length: N/A Current Rent: £500 Market Rent: £900







## Kitchen





## Bedrooms





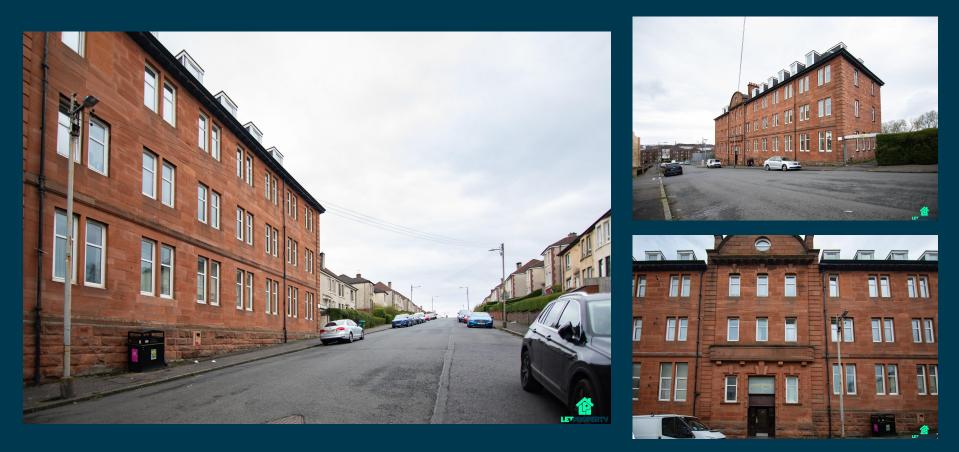
## Bathroom









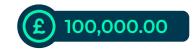






Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

## **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 £500 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£500	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66.60	
Ground Rent	N/A	
Letting Fees	£50.00	£90.00
Total Monthly Costs	£444.10	£484.10
Monthly Net Income	£55.90	£415.90
Annual Net Income	£670.80	£4,990.80
Net Return	<mark>2.10%</mark>	<mark>15.60%</mark>



## Return Stress Test Analysis Report





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

Annual Net Income **£3,190.80** Adjusted To

Net Return

**9.97**%

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

Annual Net Income **£3,490.80** Adjusted To

Net Return 1

10.91%

## 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 £94,950.

E94,950	2 bedroom flat for sale   Quarrybrae Street, Parkhead, G31 5AS   NO LONGER ADVERTISED   SOLD STC   Top Floor Flat - Converted College   Welcoming Entrance Hallway   Bright Spacious Lounge   Dining   Marketed from 2 Jun 2022 to 1 Sep 2022 (91 days) by Keys Estate Agents, Glasgow
	2 bedroom apartment for sale + Add to report   Quarrybrae Street, Parkhead + Add to report   NO LONGER ADVERTISED An immaculate, 2 bedroom top floor flat   True walk in condition with high quality finishings and

£84,995

Marketed from 5 Mar 2021 to 4 May 2021 (59 days) by Igloo, Hamilton

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as  $\pm 2,817$  based on the analysis carried out by our letting team at **Let Property Management**.





#### 1 bedroom flat

Tollcross Road, Tollcross, Glasgow, G31

#### NO LONGER ADVERTISED

Shower | Washing machine | Fridge Freezer

Marketed from 18 Aug 2023 to 28 Aug 2023 (9 days) by MACLEOD LETTINGS, Glasgow



£1,175 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: 4 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Quarrybrae Street Glasgow, G31 5AS

#### 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.

