

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...



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 100,000.00

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



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 900

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	2.10%	15.60%

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.



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 **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.



£94,950

2 bedroom flat for sale

Quarrybrae Street, Parkhead, G31 5AS

+ Add to report

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



£84,995

2 bedroom apartment for sale

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...

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 £2,817 based on the analysis carried out by our letting team at **Let Property Management**.



£2,817 pcm

1 bedroom flat

Kilmany Drive, Shettleston, G32

+ Add to report

NO LONGER ADVERTISED LET AGREED

One bedroom flat | Ground floor | Furnished | Available now | Secure entry | Double glazing | Res...

Marketed from 20 Sep 2023 to 30 Sep 2023 (10 days) by Countrywide Residential Lettings, Glasgow



£1,175 pcm

1 bedroom flat

Tollcross Road, Tollcross, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED






Shower | Washing machine | Fridge Freezer

Marketed from 18 Aug 2023 to 28 Aug 2023 (9 days) by MACLEOD LETTINGS, 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: **4 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

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.



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