

LET PROPERTY PACK

INVESTMENT INFORMATION

Cairnhill Drive Glasgow,
G52 3TX

197509659

 www.letproperty.co.uk





Property Description

Our latest listing is in Cairnhill Drive Glasgow, G52 3TX

Get instant cash flow of **£400** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** 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...



Cairnhill Drive Glasgow,
G52 3TX

197509659



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable
amenities

Factor Fees: £18.30

Ground Rent: N/A

Lease Length: N/A

Current Rent: £400

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return

The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£400	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£18.30	
Ground Rent	N/A	
Letting Fees	£40.00	£70.00
Total Monthly Costs	£338.93	£368.93
Monthly Net Income	£61.08	£331.08
Annual Net Income	£732.90	£3,972.90
Net Return	2.68%	14.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,572.90**
Adjusted To

Net Return **9.41%**

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

Annual Net Income **£2,697.90**
Adjusted To

Net Return **9.86%**

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 £77,000.



1 bedroom flat for sale

Cairnhill Drive, Glasgow, G52

NO LONGER ADVERTISED UNDER OFFER

Key features

One double bedroom | Bright reception room | Gas central heating |
Double glazed windows | Secure entry system | Quiet residential location

Marketed from 5 Aug 2021 to 7 Dec 2021 (123 days) by Regent Property Glasgow Ltd, Glasgow

+ Add to report



1 bedroom flat for sale

Cairnhill Drive, Glasgow

NO LONGER ADVERTISED UNDER OFFER

Key features

1 Bedroom | First Floor Flat | Walk In Condition | Secure Entry | Gas Central
Heating | Double Glazing | Nearby Amenities | Great Transport Links

Marketed from 21 Oct 2021 to 27 Jun 2022 (248 days) by Shanta Residential, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

1 bedroom flat share

Wedderlea Drive, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Room Only (Shared Flat) | Students Can Enquire | Bills Included | Property Refere...

Marketed from 23 Jan 2024 to 30 Jan 2024 (6 days) by OpenRent, London



£700 pcm

1 bedroom apartment

PARKLANDS OVAL, Crookston

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available End of October | Large Top Floor Apartment | Fresh Decor Throughout | Private Parking |...

Marketed from 4 Oct 2023 to 23 Oct 2023 (19 days) by Slater Hogg & Howison 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**



Current term of tenancy: **5 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.



 www.letproperty.co.uk

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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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