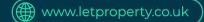


LET PROPERTY PACK

INVESTMENT INFORMATION

Linnhead Drive, Glasgow, G53

209260165









Property Description

Our latest listing is in Linnhead Drive, Glasgow, G53

Get instant cash flow of £475 per calendar month with a 11.4% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 21.6% if the rent was increased to market rate.

With a location near the Arday Street in Glasgow, it will prove to be a viable rental property for an investor over the short and long term.

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







Linnhead Drive, Glasgow, G53



2 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £600/year

Ground Rent: TBC

Lease Length: TBC

Current Rent: £475

Market Rent: £900

209260165

Lounge









Kitchen









Bedrooms









Exterior





Initial Outlay





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION



Stamp Duty ADS @ 6% £3,000

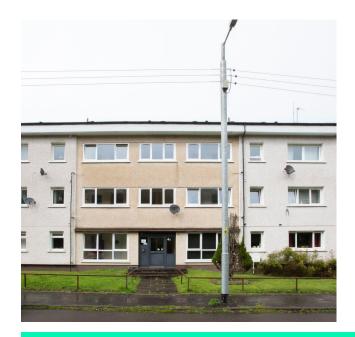
LBTT Charge £0

Legal Fees £1,000

Total Investment £54,000

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 £475 per calendar month but the potential market rent is

Annual Net Income

Net Return

Returns Based on Rental Income	£475	£900	
Est. Building Cover (Insurance)	£	£15.00	
Approx. Factor Fees	£	£30.00	
Ground Rent		твс	
Letting Fees	£47.50	£90.00	
Total Monthly Costs	£92.50	£135.00	
Monthly Net Income	£382.50	£765.00	

£4.590.00

8.50%

£9,180.00

17.00%

Return Stress Test Analysis Report





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

Annual Net Income

£7,380

Adjusted To

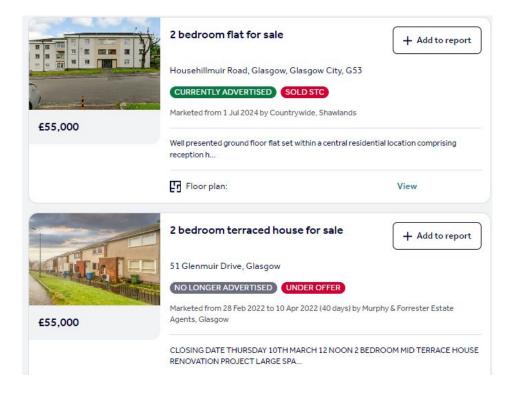
Net Return

13.67%

Sale Comparables Report



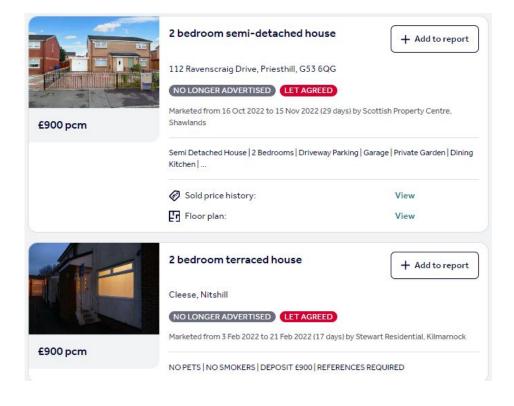
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £55,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



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.





Interested in this property investment?

Call us on **0141 478 0985**

Linnhead Drive, Glasgow, G53



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.