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# LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Maxwell Drive, Glasgow, G41

210547245

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# **Property** Description

Our latest listing is in Maxwell Drive, Glasgow, G41

Get instant cash flow of £1,150 per calendar month with a 5.3% Gross Yield for investors.

This property has a potential to rent for  $\pm 1,340$  which would provide the investor a Gross Yield of 6.2% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

### **LETPR®PERTY**





### Maxwell Drive, Glasgow, G41

210547245

3 Bedroom 1 Bathroom Spacious Lounge Large Kitchen

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**Property Key Features** 

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,150 Market Rent: £1,340







# **Kitchen**





# Bedrooms





# Bathroom





# Exterior







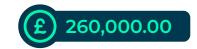






Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### **PROPERTY VALUATION**



25% Deposit	£65,000.00
Stamp Duty ADS @ 6%	£15,600.00
LBTT Charge	£2,600
Legal Fees	£1,000.00
Total Investment	£84,200.00

## **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  $\pm 1,150$  per calendar month but the potential market rent is

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Returns Based on Rental Income	£1,150	£1,340
Mortgage Payments on £195,000.00 @ 5%	£812.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£115.00	£134.00
Total Monthly Costs	£942.50	£961.50
Monthly Net Income	£207.50	£378.50
Annual Net Income	£2,490.00	£4,542.00
Net Return	<mark>2.96%</mark>	<mark>5.39%</mark>



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### Return Stress Test Analysis Report





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

Annual Net Income **£1,862.00** Adjusted To

Net Return 2.21%

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

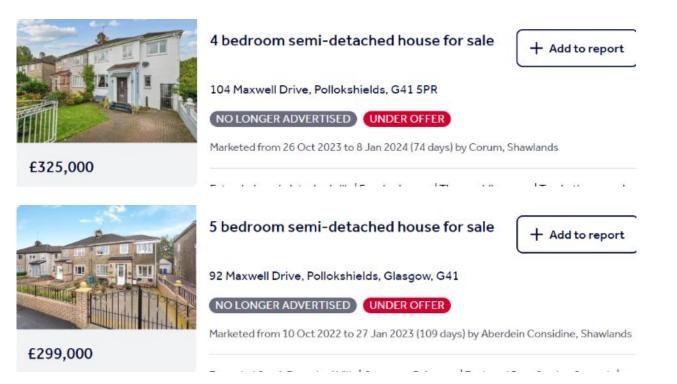
Annual Net Income **£642.00** Adjusted To

Net Return

0.76%

## 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 £325,000.



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,595 based on the analysis carried out by our letting team at **Let Property Management**.



£1,595 pcm

### 3 bedroom terraced house

Milnpark Gardens, Kinning Park, Glasgow, G41 1DN

#### NO LONGER ADVERTISED

Marketed from 24 Apr 2024 to 2 May 2024 (7 days) by Clyde Property, Clarkston



£1,250 pcm

### 3 bedroom detached house

+ Add to report

+ Add to report

Sherbrooke Drive, Pollokshields, Glasgow, G41

#### NO LONGER ADVERTISED

Marketed from 13 Nov 2023 to 13 Feb 2024 (91 days) by Western Lettings, Glasgow

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: Moved in within the last 2 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

### Maxwell Drive, Glasgow, G41

PROPERTY ID: 12345678

# Interested in this property investment?

# 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.

