

LET PROPERTY PACK

INVESTMENT INFORMATION

Maxwell Drive, Glasgow,
G41

210547245

 www.letproperty.co.uk





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 **£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...



Maxwell Drive, Glasgow,
G41

210547245



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,150

Market Rent: £1,340

Lounge



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

£ 260,000.00

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



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,340

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	2.96%	5.39%

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 **£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.



£325,000

4 bedroom semi-detached house for sale

+ Add to report

104 Maxwell Drive, Pollokshields, G41 5PR

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 Oct 2023 to 8 Jan 2024 (74 days) by Corum, Shawlands



£299,000

5 bedroom semi-detached house for sale

+ Add to report

92 Maxwell Drive, Pollokshields, Glasgow, G41

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 Oct 2022 to 27 Jan 2023 (109 days) by Aberdeen Considine, Shawlands

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

+ Add to report

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

Sherbrooke Drive, Pollokshields, Glasgow, G41

NO LONGER ADVERTISED

Marketed from 13 Nov 2023 to 13 Feb 2024 (91 days) by Western 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: **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.



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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.



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