

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Maxwell Drive, Glasgow,  
G41

210547245

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Maxwell Drive, Glasgow, G41

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**

**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



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	£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	£134.00
Total Monthly Costs	£961.50
Monthly Net Income	£378.50
Annual Net Income	£4,542.00
Net Return	5.39%

# 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

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

+ Add to report



£1,250 pcm

## 3 bedroom detached house

Sherbrooke Drive, Pollokshields, Glasgow, G41

NO LONGER ADVERTISED

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

+ Add to report

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**