

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dykemuir Street, Glasgow,  
G21

211102974

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





## Property Description

Our latest listing is in Dykemuir Street, Glasgow, G21

Get instant cash flow of **£850** per calendar month with a **10.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Dykemuir Street,  
Glasgow, G21

211102974



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Spacious Rooms**

**Factor Fees: £60 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £850**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ **95,000.00**

25% Deposit	<b>£23,750.00</b>
Stamp Duty ADS @ 6%	<b>£5,700.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£30,450.00</b>

# 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	£850
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£60.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£456.88
Monthly Net Income	£393.13
Annual Net Income	£4,717.50
Net Return	15.49%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,017.50**  
Adjusted To

Net Return                      **9.91%**

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

Annual Net Income      **£3,292.50**  
Adjusted To

Net Return                      **10.81%**

# 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 £120,000.



£120,000

## 2 bedroom maisonette for sale

Burnbrae Street, Glasgow, G21

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2023 to 6 Oct 2023 (170 days) by Purplebricks, covering Glasgow

+ Add to report



£80,000

## 2 bedroom terraced house for sale

Red Road, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2023 to 4 May 2023 (61 days) by Allen & Harris, Bishopbriggs Glasgow

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

## 2 bedroom semi-detached house

+ Add to report

Yew Drive, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2023 to 13 Nov 2023 (83 days) by Keller Williams, Scotland



£850 pcm

## 2 bedroom flat

+ Add to report

Red Road, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2023 to 16 Sep 2023 (31 days) by CODA Estates Ltd, 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: **Within 2 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.



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Dykemuir Street, Glasgow, G21

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**