

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tealing Avenue, Glasgow,  
G52

193162968

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





## Property Description

Our latest listing is in Tealing Avenue, Glasgow, G52

Get instant cash flow of **£750** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£947** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

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



Tealing Avenue, Glasgow,  
G52

193162968



## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Room**

**Garden Ground Space**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

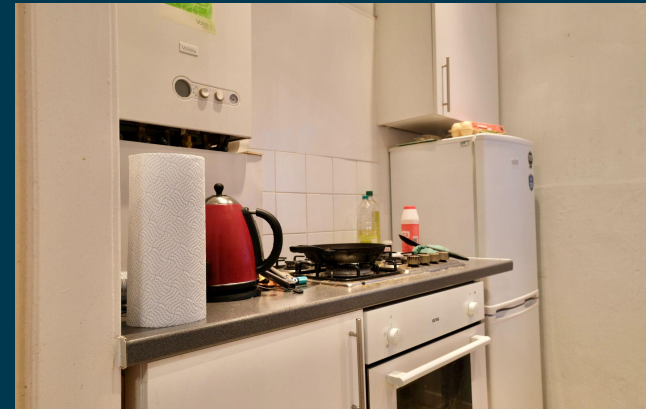
**Market Rent: £947**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



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	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

# 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 £750 per calendar month but the potential market rent is

£ 947

Returns Based on Rental Income	£750	£947
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	0	
Ground Rent	Freehold	
Letting Fees	£75.00	£94.70
Total Monthly Costs	£386.88	£406.58
Monthly Net Income	£363.13	£540.43
Annual Net Income	£4,357.50	£6,485.10
Net Return	14.31%	21.30%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,591.10**  
Adjusted To

Net Return                      **15.08%**

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

Annual Net Income      **£5,060.10**  
Adjusted To

Net Return                      **16.62%**

# 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 £115,000.



## 2 bedroom ground floor flat for sale

Tarfside Avenue, Glasgow, G52

NO LONGER ADVERTISED

SOLD STC

### Key features

Two Bedrooms | Stunning Property | Lower Cottage Flat | Open Plan  
Dining Room | Double Glazing | Gas Central Heating | Garage

Marketed from 8 Jul 2022 to 24 Nov 2022 (139 days) by Purplebricks, covering Glasgow

+ Add to report



## 2 bedroom flat for sale

Mosspark Drive, Glasgow, G52

NO LONGER ADVERTISED

SOLD STC

### Key features

Truly stunning lower cottage flat presented to the market in excellent order throughout. The property offers well laid out and expansive ...

Marketed from 14 Jun 2022 to 18 Aug 2022 (65 days) by Countrywide, Shawlands

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

## 3 bedroom flat

Gauldry Avenue, Cardonald, Glasgow, G52 3DZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Mar 2023 to 4 May 2023 (41 days) by A B PROPERTY CONSULTANTS, Baillieston

+ Add to report



£1,200 pcm

## 3 bedroom flat

Tannadice Avenue, Glasgow, G52

NO LONGER ADVERTISED

Marketed from 9 Jan 2023 to 31 Mar 2023 (81 days) by OpenRent, London

+ 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: **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.





Tealing Avenue, Glasgow, G52

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**