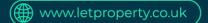


LET PROPERTY PACK

INVESTMENT INFORMATION

Baillieston, Glasgow, G69

212760941











Property Description

Our latest listing is in Baillieston, Glasgow, G69

This property has a potential to rent for £745 which would provide the investor a Gross Yield of 12.8% if the rent was increased to market rate.

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...







Baillieston, Glasgow, G69



Property Key Features

1 Bedroom

1 Bathroom

Expansive Lounge

Contemporary Kitchen

Easy Access to Local Amenities

Factor Fees: £33.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £745

Lounge







Kitchen







Bedrooms





Bathroom





Exterior







Initial Outlay





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£17,500.00**

Stamp Duty ADS @ 8% **£5,600.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £24,100.00

Projected Investment Return





Returns Based on Rental Income	£745
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£33.00
Ground Rent	Freehold
Letting Fees	£74.50
Total Monthly Costs	£341.25
Monthly Net Income	£403.75
Annual Net Income	£4,845.00
Net Return	20.10%

Return Stress Test Analysis Report





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

Annual Net Income £3,355.00

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Adjusted To

Net Return

13.92%

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

Annual Net Income

£3,795.00

Adjusted To

Net Return

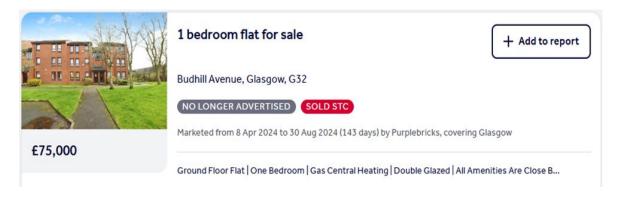
15.75%

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 £76,995.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.









Interested in this property investment?

Call us on **0141 478 0985**



Baillieston, Glasgow, G69



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.