

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Drumreoch Drive,  
Glasgow, G42 0EP

206605760

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





## Property Description

Our latest listing is in Drumreoch Drive, Glasgow, G42 0EP

Get instant cash flow of **£566** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£963** which would provide the investor a Gross Yield of **16.51%** 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 make for a rewarding addition to an investors portfolio.**

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



Drumreoch Drive,  
Glasgow, G42 0EP

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-street Parking**

**Shared Back garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £566**

**Market Rent: £963**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £20,000.00 |
| Stamp Duty ADS @ 8% | £6,400.00  |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £27,400.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £566 per calendar month but the potential market rent is

£ 963



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       | £566      | £963      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £60,000.00 @ 5% | £250.00   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £56.60    | £96.30    |
| Total Monthly Costs                  | £321.60   | £361.30   |
| Monthly Net Income                   | £244.40   | £601.70   |
| Annual Net Income                    | £2,932.80 | £7,220.40 |
| Net Return                           | 10.70%    | 26.35%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,294.40**  
Adjusted To

Net Return                      **19.32%**

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



Annual Net Income      **£6,020.40**  
Adjusted To

Net Return                      **21.97%**

# 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 £85,000.

|  |  |                        |
|--|--|------------------------|
|  <p>£85,000</p> | <p><b>2 bedroom flat for sale</b></p> <p>Curling Crescent, Glasgow</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 7 Sep 2023 to 22 Feb 2024 (167 days) by Allen &amp; Harris, Burnside Glasgow</p> <p>Upper Cottage Flat   Bright Spacious Lounge / Dining Room   Fitted Kitchen   Two Bedrooms   Showe...</p> | <p>+ Add to report</p> |
|  <p>£81,000</p> | <p><b>2 bedroom flat for sale</b></p> <p>27, Myrtle Place, Flat 2-2, Glasgow, G428UJ</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 8 May 2024 to 24 May 2024 (16 days) by Future Property Auctions, Glasgow</p> <p>Two Bedroom second floor flat with balcony in a purpose built residential building *** Property b...</p>   | <p>+ Add to report</p> |

# 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**.



£1,000 pcm

## 2 bedroom flat

59 Boyd Street, Crosshill, Glasgow, G42 8AG

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Apr 2024 to 5 Jun 2024 (44 days) by Scottish Property Centre, Shawlands

Recently refurbished | New kitchen and bathroom | Fresh decor and new flooring | New appliances a...

+ Add to report



£995 pcm

## 2 bedroom flat

Roseberry Terrace, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Nov 2023 to 15 Feb 2024 (83 days) by Maclay Property Ltd, Glasgow

2 Bedrooms | 1 Bathroom | Flat | Unfurnished Property

+ 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.



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PROPERTY ID: 206605760

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**