

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosevale Street, Glasgow, G11

220159526











Property Description

Our latest listing is in Rosevale Street, Glasgow, G11

This property has a potential to rent for £2,750 which would provide the investor a Gross Yield of 16.5% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Rosevale Street, Glasgow, G11



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £70.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,750

220159526

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









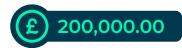
Initial Outlay





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£50,000.00**

Stamp Duty ADS @ 8% **£16,000.00**

LBTT Charge £1,100

Legal Fees £1,000.00

Total Investment £68,100.00

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	£2,750
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£70.00
Ground Rent	Freehold
Letting Fees	£275.00
Total Monthly Costs	£985.00
Monthly Net Income	£1,765.00
Annual Net Income	£21,180.00
Net Return	31.10%

Return Stress Test Analysis Report





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

Annual Net Income

£15,680.00

Adjusted To

Net Return

23.02%

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

Annual Net Income

£18,180.00

Adjusted To

Net Return

26.70%

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 £225,000.

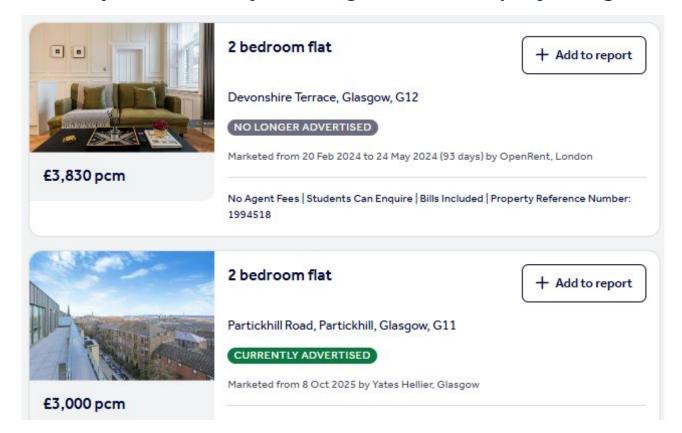




Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,830 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**

Rosevale Street, Glasgow, G11



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.