

LET PROPERTY PACK

INVESTMENT INFORMATION

Ruchill Street Glasgow,
G20 9QN

197197331

 www.letproperty.co.uk





Property Description

Our latest listing is in Ruchill Street Glasgow, G20 9QN

Get instant cash flow of **£1,250.00** per calendar month with a **6.4%** Gross Yield for investors.

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...



Ruchill Street Glasgow,
G20 9QN

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Property Key Features

4 Bedroom

2 Bathroom

**Close proximity to valuable
amenities**

Garden Grounds

Factor Fees: £0.00

Current Rent: £1,250.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £235,000 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 235,000.00

25% Deposit	£58,750.00
Stamp Duty ADS @ 6%	£14,100.00
Legal Fees	£1,000.00
Total Investment	£73,850.00

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	£1,250.00
Mortgage Payments on £176,250.00 @ 5%	£734.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£125.00
Total Monthly Costs	£874.38
Monthly Net Income	£375.63
Annual Net Income	£4,507.50
Net Return	6.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,007.50**
Adjusted To

Net Return **2.72%**

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

Annual Net Income **£982.50**
Adjusted To

Net Return **1.33%**

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 £230,000.00.



£230,000

4 bedroom semi-detached house for sale

Ruchill Street, Glasgow, G20

+ Add to report

CURRENTLY ADVERTISED SOLD STC

4 Bedrooms | Private Driveway | Integral Garage | Large Dining Kitchen | Gas Central Heating | Do...

Marketed from 16 Jun 2023 by Purplebricks, covering Glasgow



£185,000

4 bedroom town house for sale

Ruchill Street, Ruchill, Glasgow, G20

+ Add to report

NO LONGER ADVERTISED SOLD STC

Situated at the end of a quiet cul-de-sac an opportunity to acquire a modern four bedroom Semi-D...

Marketed from 14 Sep 2020 to 23 Dec 2020 (99 days) by Slater Hogg & Howison, West End, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400.00 based on the analysis carried out by our letting team at **Let Property Management**.



£2,400 pcm

4 bedroom maisonette

Glenfinnan Drive, Glasgow, G20

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Only Available to Students | Property Reference Number: 1728456

Marketed from 26 May 2023 to 12 Jun 2023 (16 days) by OpenRent, London



£1,600 pcm

4 bedroom detached house

MARYHILL- Ruchill Street - Part Furnished

+ Add to report

NO LONGER ADVERTISED






Gas Central Heating | Double glazed Windows | Two car driveway | Garage

Marketed from 23 Jan 2023 to 25 Jan 2023 (1 days) by Martin & Co, Glasgow West End

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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