

LET PROPERTY PACK

INVESTMENT INFORMATION

Croft Hill Road, Glasgow, G44
5NP

205284115

 www.letproperty.co.uk





Property Description

Our latest listing is in 205284115

Get instant cash flow of **£700** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£884** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



205284115

Croft Hill Road, Glasgow, G44
5NP



Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Lounge and Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £884

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 884



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	£700	£884
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£88.40
Total Monthly Costs	£428.75	£447.15
Monthly Net Income	£271.25	£436.85
Annual Net Income	£3,255.00	£5,242.20
Net Return	9.27%	14.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,474.20**
Adjusted To

Net Return **9.90%**

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


Annual Net Income **£3,592.20**
Adjusted To

Net Return **10.23%**

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 £130,000.



2 bedroom flat for sale [+ Add to report](#)

Castlemilk Road, Glasgow

NO LONGER ADVERTISED **SOLD STC**


Marketed from 16 Mar 2023 to 26 May 2023 (70 days) by Allen & Harris, Burnside Glasgow

Unique Stunning Upper Cottage Flat | Bright Spacious Lounge | Extended Modern Fitted Kitchen | Tw...

[Sold price history:](#) [View](#)

[Floor plan:](#) [View](#)

£130,000



2 bedroom flat for sale [+ Add to report](#)

Rodger Place, Rutherglen, Glasgow, South Lanarkshire, G73

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Sep 2022 to 23 Nov 2022 (83 days) by Slater Hogg & Howison, Burnside

A beautiful, two bedroom, luxury first floor apartment which has been fully refurbished

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Drakemire Drive, Glasgow

CURRENTLY ADVERTISED

Marketed from 20 Aug 2024 by Countrywide Residential Lettings, Hamilton

****Available Now**** | Ground Floor Flat | Two Double Bedrooms | Private Front Garden | Gas Central ...



£900 pcm

2 bedroom flat

+ Add to report

Castlemilk Crescent, Croftfoot

CURRENTLY ADVERTISED LET AGREED

Marketed from 19 Aug 2024 by 24.7 Property (Scotland) Ltd, Glasgow

24-7 Property Letting present this lovely 2 bedroom lower flat in Croftfoot, Glasgow. Property co...

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.



 www.letproperty.co.uk

205284115

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