

PROPERTY INVESTMENT SCHEDULE



5/5, 5 Moir Street

Glasgow, G1 5AE



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PROPERTY DETAILS

5/5, 5 Moir Street

Glasgow, G15AE

Offers Over

£138,750

We Sell Rented Property are delighted to bring to the market this 2-bedroom flat situated in the heart of Glasgow's city centre.

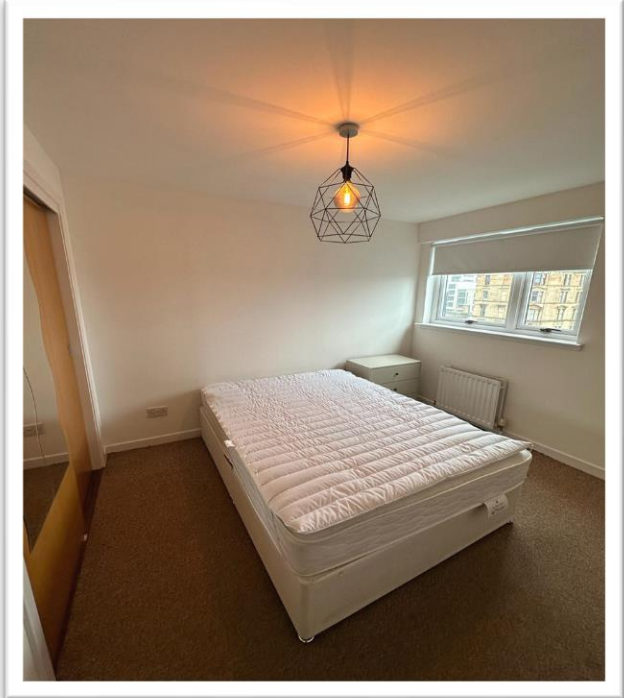
Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£12,600	Area Sqft	818
Potential Rent	£14,400*		
Yield	See Pages 6-8		

*What we believe the property should be rented at.



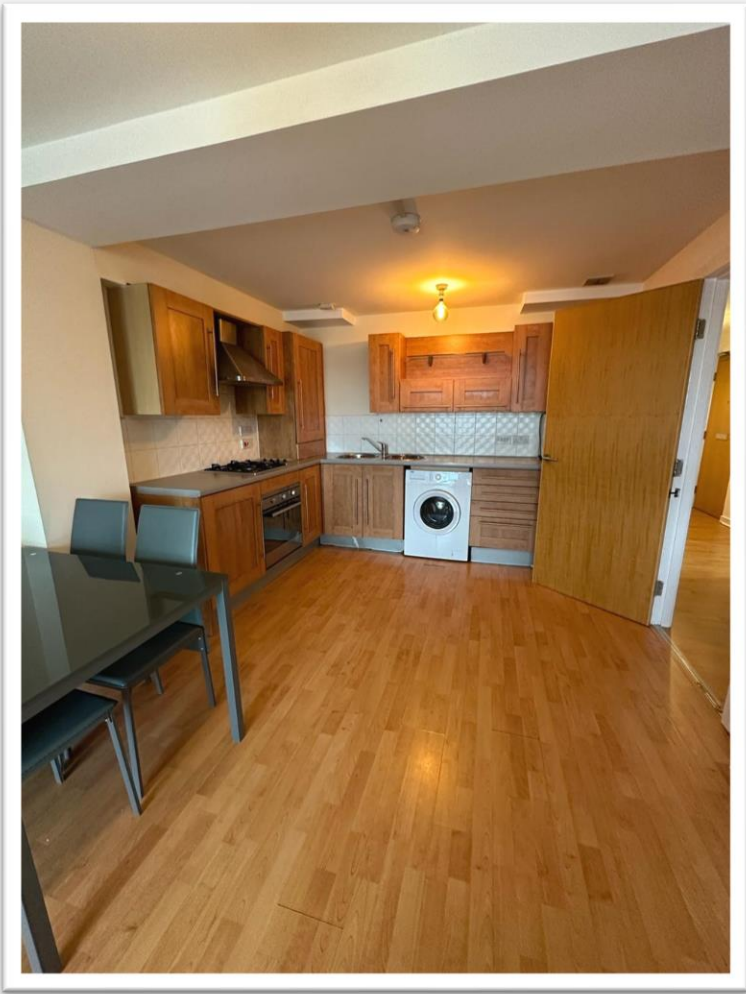
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PROPERTY IMAGES



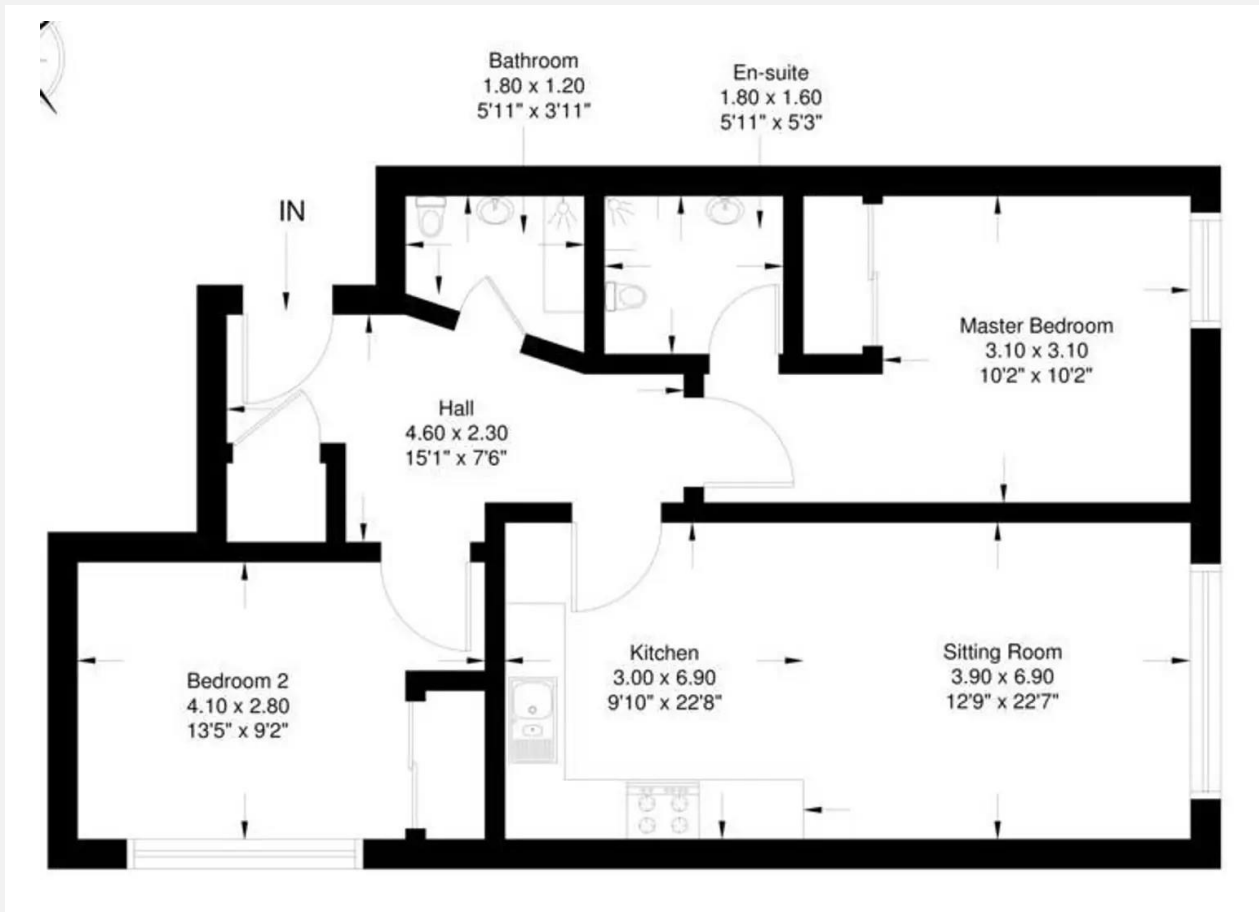
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PROPERTY IMAGES



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PROPERTY FLOOR PLAN



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

- **Page 7** – Current annual rent returns for a cash purchase & for 75% LTV purchase.
- **Page 8** - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- **Page 9** – Historic increase in value & potential future increase in value. Within the area.
- **Page 10** – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£1050 PCM

Cash Purchase Investment / Current Return = **7.5% Yield**

Investment		Income	
House Purchase Price	£150,000	Annual Income	£12,600
LBTT	£9,100	Less Mortgage %	£0
Legal Fees	£1000	Factors Fees	£600
Total Investment	£160,100	Net Annual Income	£12,000

BTL Mortgage Investment / Current Return = **13.4% Yield**

Investment		Income	
25% of Purchase Price	£37,500	Potential Annual Income	£12,600
LBTT	£9,100	Less Mortgage Int	5,625
Legal Fees	£1000	Factors Fees	£600
Total Investment	£47,600	Net Annual Income	£6,375

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £1200 PCM

Cash Purchase Investment / Potential Return = 8.6% Yield

Investment		Income	
House Purchase Price	£150,000	Annual Income	£14,400
LBTT	£9,100	Less Mortgage Int	£0
Legal Fees	£1000	Factors Fees	£600
Total Investment	£160,100	Net Annual Income	£13,800

BTL Mortgage Investment / Potential Return = 17.2% Yield

Investment		Income	
25% of Purchase Price	£37,500	Potential Annual Income	£14,400
LBTT	£9,100	Less Mortgage Int	5,625
Legal Fees	£1000	Factors Fees	£600
Total Investment	£47,600	Net Annual Income	£8,175

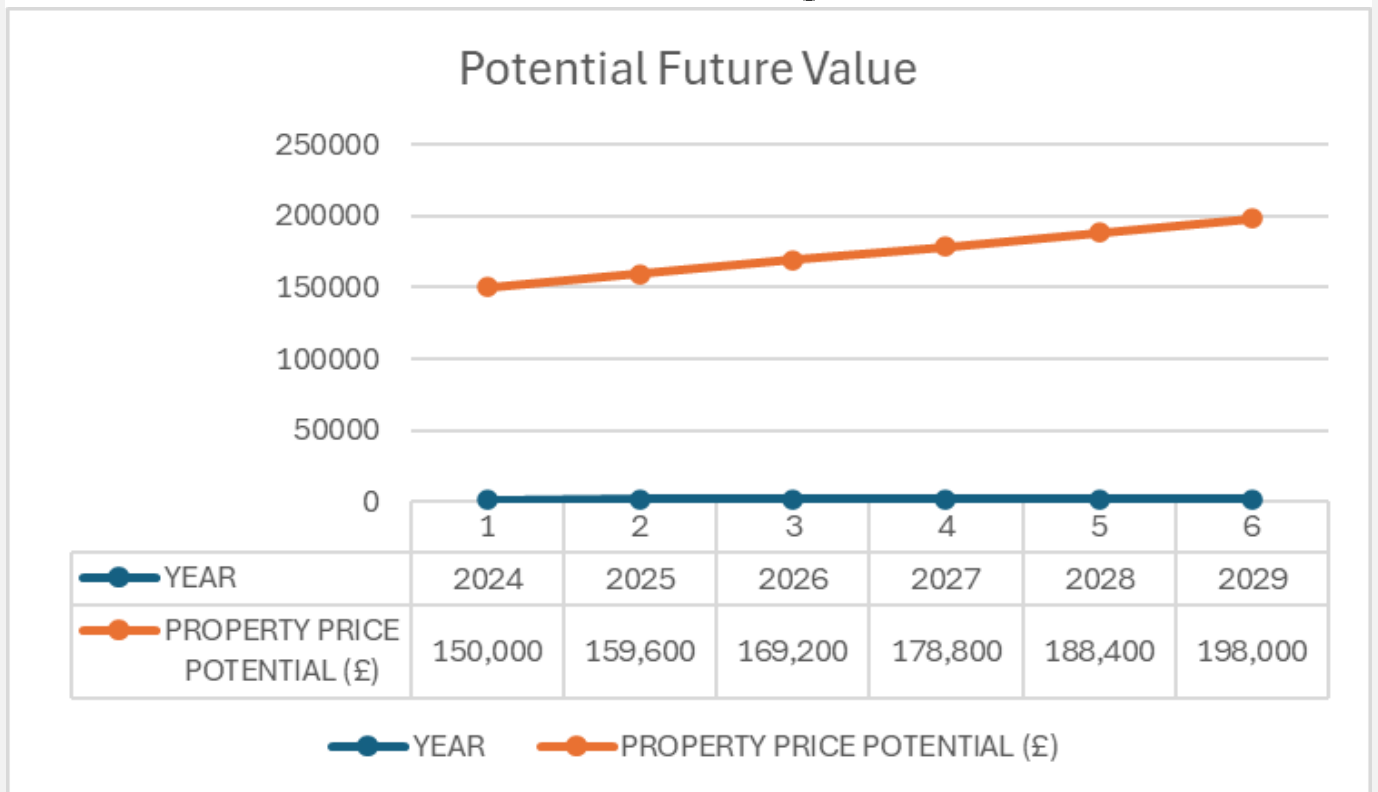
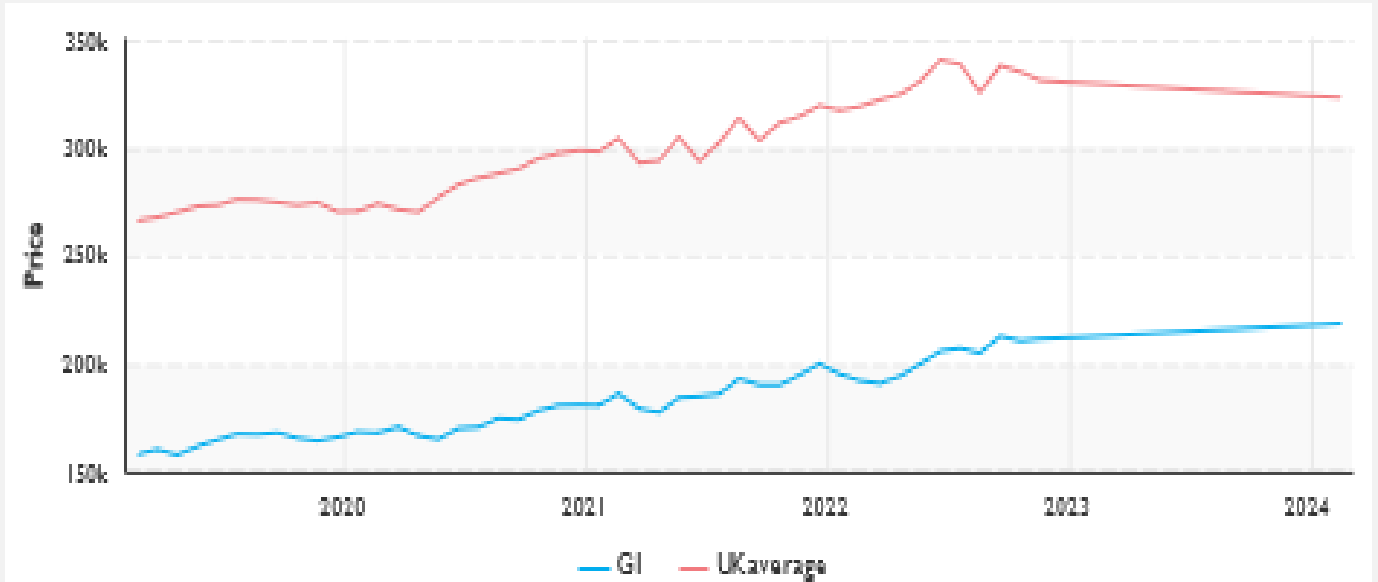
*Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in the G1 area have increased by 32% in the last 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON THE CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return **67%**

Cash Investment	£160,100
5 Year Income	£60,000
Potential Increase in Value	£48,000
Total Potential Return	£108,000

BTL Mortgage Investment / Potential Total Return **167%**

Cash Investment	£47,600
5 Year Net Income	£31,875
Potential Increase in Value	£48,000
Total Potential Return	£79,875



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY



Flat 7/3

£175,000
Offers over



2 🏠 Flats/Maisonettes



Moir Street

£125,000
Offers over

12 metres

2 🏠 Flats/Maisonettes



Moir Street

£145,000
Offers over

12 metres

2 🏠 Flats/Maisonettes

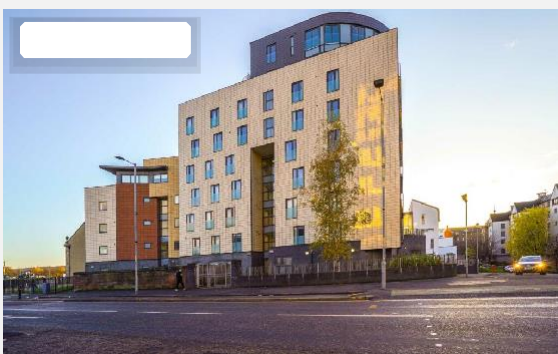


Flat 4/2

£180,000
Offers over

39 metres

2 🏠 Flats/Maisonettes



London Road

£175,000
Offers over

0.11 km

2 🏠 Flats/Maisonettes



LISTED 4 MONTHS AGO

SOLD STC

Bell Street

£145,000
Offers over

0.12 km

2 🏠 Flats/Maisonettes



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LOCAL LETTINGS ACTIVITY

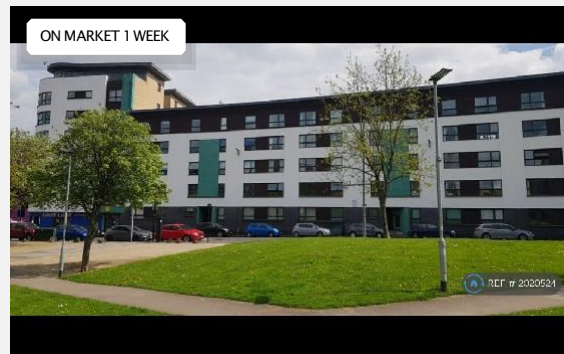


Moir Street

£1,000
PCM

12 metres

🏠 2 🏠 Flats/Maisonettes



Moir Street

£1,400
PCM

🏠 12 metres

🏠 2 🏠 Flats/Maisonettes



Moir Street

£1,000
PCM

🏠 56 metres

🏠 2 🏠 Flats/Maisonettes



London Road

£1,165
PCM

🏠 0.10 km

🏠 2 🏠 Flats/Maisonettes



The Merk Building

£1,200
PCM

🏠 0.11 km

🏠 2 🏠 Flats/Maisonettes



Bell Street

£950
PCM

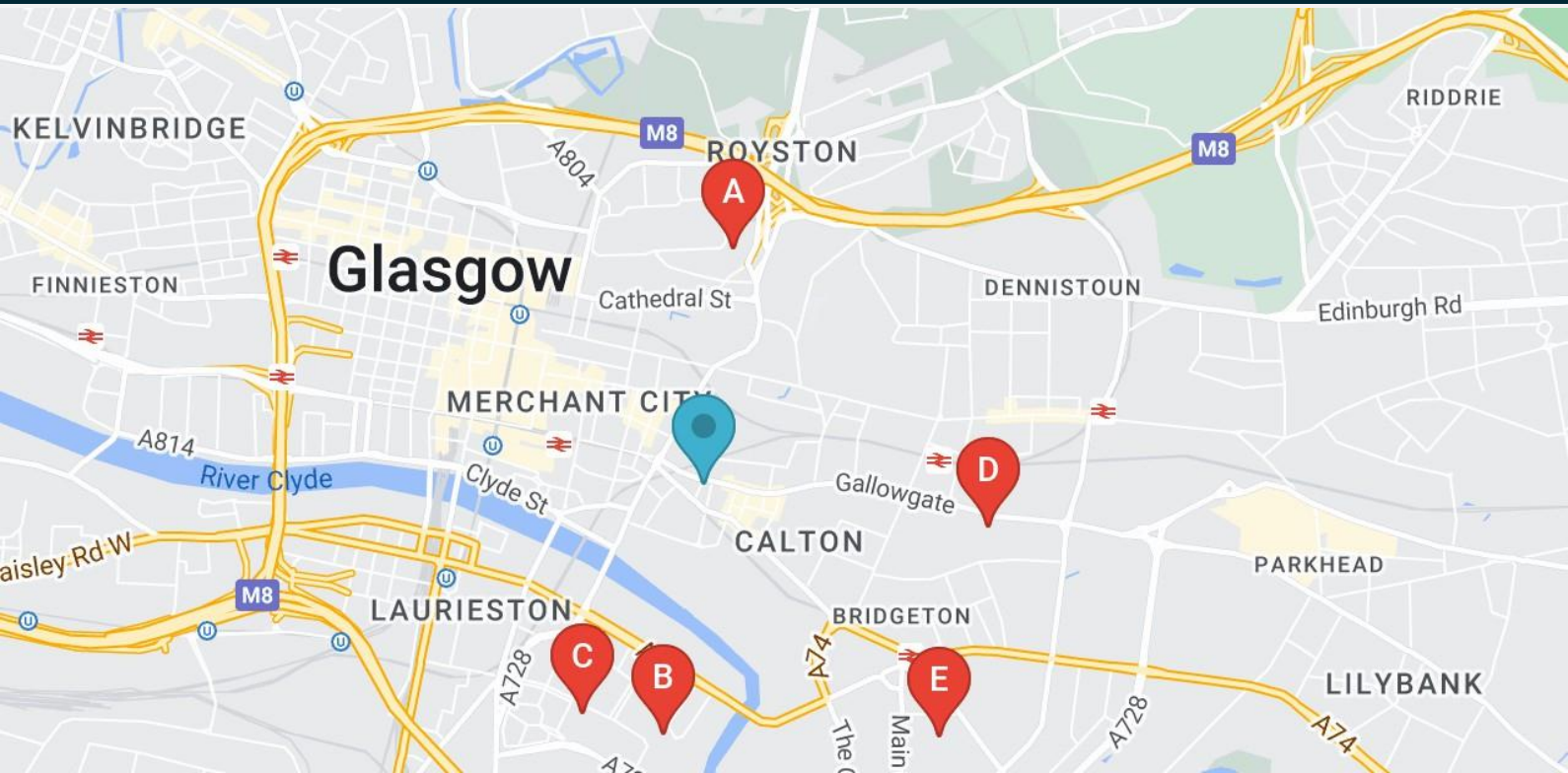
🏠 0.12 km

🏠 1 🏠 Flats/Maisonettes



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LOCAL SCHOOLS



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A St Mungo's Primary School & Nursery Class	G4 0PX	Nursery, Primary	1.04 km	Not rated
B St Francis' Primary School & Nursery Class	G5 0PA	Nursery, Primary	1.10 km	Not rated
C Blackfriars Primary School	G5 0SS	Primary	1.14 km	Not rated
D St Mungo's Academy	G40 2RA	Secondary	1.26 km	Not rated
E Sacred Heart Primary School	G40 4AR	Primary	1.51 km	Not rated



Contact Information

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