

PROPERTY INVESTMENT SCHEDULE



Flat 1/1, 58 Brownhill Road,
Glasgow, G43 2AE



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PROPERTY DETAILS

Flat 1/1, 58 Brownhill Road,
Glasgow, G43 2AE

Offers in Excess of

£

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this stunning 3-bedroom flat in the sought after area of Newlands in Glasgow

Type of Home	Flat	Bedrooms	3
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£750 pcm		
Potential Rent	£850 pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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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 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£750 PCM

Cash Purchase Investment / Current Return = **6.5% Yield**

Investment		Income	
House Purchase Price	£130,000	Annual Income	£9,000
SDLT	£7,800	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£138,800	Net Annual Income	£9,000

BTL Mortgage Investment / Current Return = **10% Yield**

Investment		Income	
25% of Purchase Price	£32,500	Annual Income	£9,000
SDLT	£7,800	Less Mortgage Int	£4,875
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£41,300	Net Annual Income	£4,125

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



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RETURN AT POTENTIAL RENT £850 PCM

Cash Purchase Investment / Potential Return = 7.3% Yield

Investment		Income	
House Purchase Price	£130,000	Annual Income	£10,200
SDLT	£7,800	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£138,800	Net Annual Income	£10,200

BTL Mortgage Investment / Potential Return = 12.9% Yield

Investment		Income	
25% of Purchase Price	£32,500	Potential Annual Income	£10,200
SDLT	£7,800	Less Mortgage Int	£4,875
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£41,300	Net Annual Income	£5,325

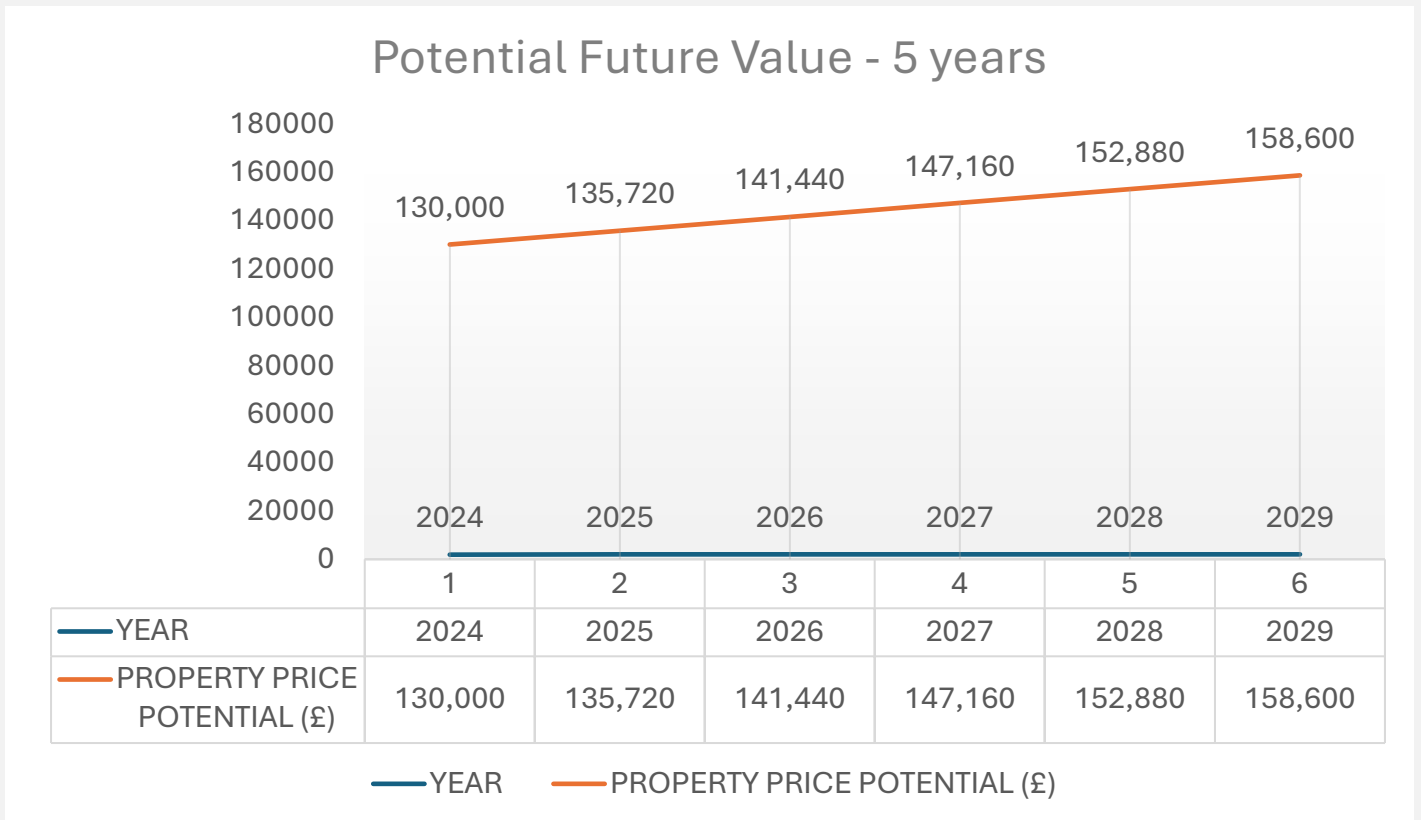
* Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in the G43 area have increased by 22% in the last 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return **53%**

Cash Investment	£45,000
5 Year Income	£28,600
Potential Increase in Value	£73,600
Total Potential Return	£138,800

BTL Mortgage Investment / Potential Total Return **119%**

Cash Investment	£41,300
5 Year Net Income	£20,625
Potential Increase in Value	£28,600
Total Potential Return	£49,925



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 57%

Cash Investment	£138,800
5 Year Income	£51,000
Potential Increase in Value	£28,600
Total Potential Return	£79,600

BTL Mortgage Investment / Potential Total Return 134%

Cash Investment	£41,300
5 Year Net Income	£26,625
Potential Increase in Value	£28,600
Total Potential Return	£55,225



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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)



LOCAL SALES ACTIVITY

Comparable sale properties



A

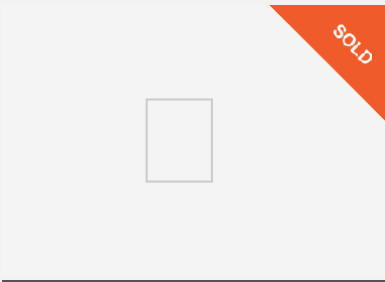
£95,000

3/1, 7 Kirkoswald Road, Glasgow G43 2YG

Distance: 0.01 miles

🏠 Flat Sale date: Nov 2021

Sale date: Nov 2021
Price: £95,000



B

£117,225

1/1, 128 Mossgiel Road, Glasgow G43 2BX

Distance: 0.02 miles

Sale date: Jun 2021

Sale date: Jun 2021
Price: £117,225



C

£117,525

2/1, 130 Mossgiel Road, Glasgow G43 2BX

Distance: 0.04 miles

🏠 2 🏠 Flat / Freehold Sale date: May 2020

Sale date: May 2020 Apr 2005
Price: £117,525 £77,321



D

£129,500

87 Lochlea Road, Glasgow G43 2YQ

Distance: 0.04 miles

🏠 2 🏠 Flat Sale date: Mar 2022

Sale date: Mar 2022 Nov 2007
Price: £129,500 £115,000



E

£115,000

120 Lochlea Road, Glasgow G43 2BU

Distance: 0.05 miles

🏠 3 🏠 Flat / Freehold Sale date: Sep 2021

Sale date: Sep 2021 Mar 2010 Feb 2005 May 2003
Price: £115,000 £84,000 £83,500 £18,000
May 2003
£60,000



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



£750 pcm (£173 pw)

7 Kirkoswald Road, Glasgow G43 **ARCHIVED**

Distance: 0.01 miles

 3  Flat

Available now. Located on the popular Kirkoswald Road in the South Side - this spacious three double bedroom flat is located on the preferred 1st floor and offered to the rental market part ...



£750 pcm (£173 pw)

Kirkoswald Road, Thornliebank, Glasgow G43

Distance: 0.01 miles

ARCHIVED

 2  Flat

Available now! Bright, spacious 2 bed part furnished main door flat in Newlands. Compromises; Hall, 2 Bedrooms, lounge, kitchen and bathroom. With on street parking, council tax Band B.



£675 pcm (£156 pw)

1/1 20 Ellisland Road, Glasgow G43 **ARCHIVED**

Distance: 0.16 miles

 2  Flat

Video tour available Available now *price reduced by £75PCM* First floor, two double bedroom, freshly decorated and furnished apartment in sought after Newlands with an amazing amount of storage ...



£850 pcm (£196 pw)

Ellisland Road, Glasgow G43 **ARCHIVED**

Distance: 0.16 miles

 2  Flat

Available now! This two bedroom unfurnished accommodation is offered to the market on an unfurnished basis. Early viewing is advised.



£895 pcm (£207 pw)

Auldhouse Road, Newlands, Glasgow G43 **ARCHIVED**

Distance: 0.21 miles


 3  Terraced house


This fabulous modern end terraced villa occupies a delightful position opposite Auldhouse Park and offers, entrance hall, bright dual aspect living/dining room, fitted kitchen, 3 double bedrooms ...



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