

PROPERTY INVESTMENT SCHEDULE



**106 Barmulloch Road
Glasgow, G21 4YH**



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PROPERTY DETAILS

106 Barmulloch Road
Glasgow, G21 4YH

Offers Over
£83,700

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 2-bedroom flat situated in the Barmulloch area in Glasgow.

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£ 700		
Potential Rent	£ 750		
Yield	See Pages 7-8		



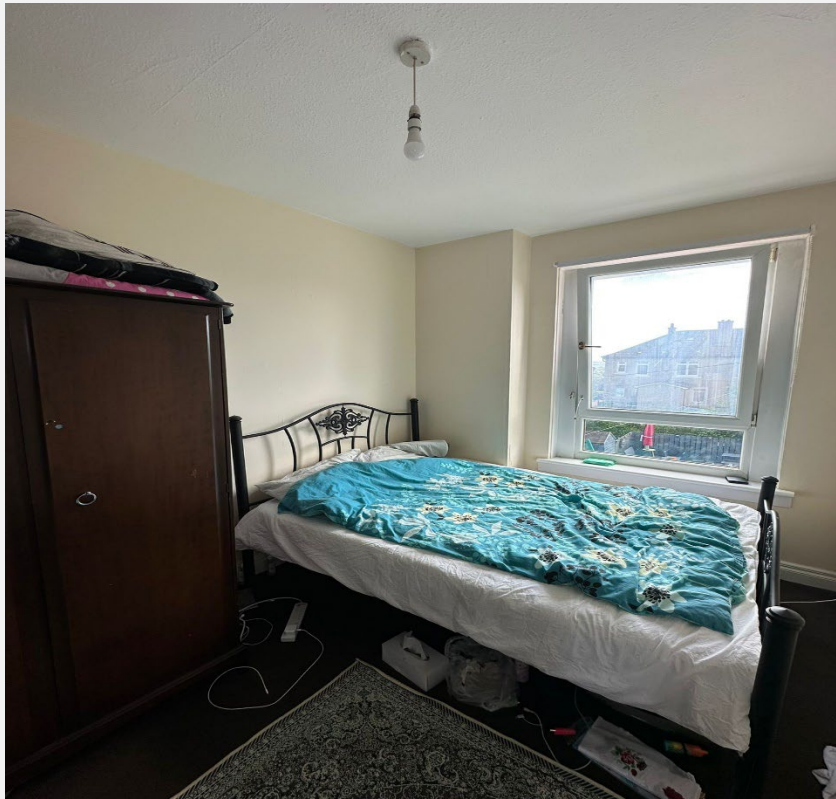
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PROPERTY IMAGES



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PROPERTY IMAGES

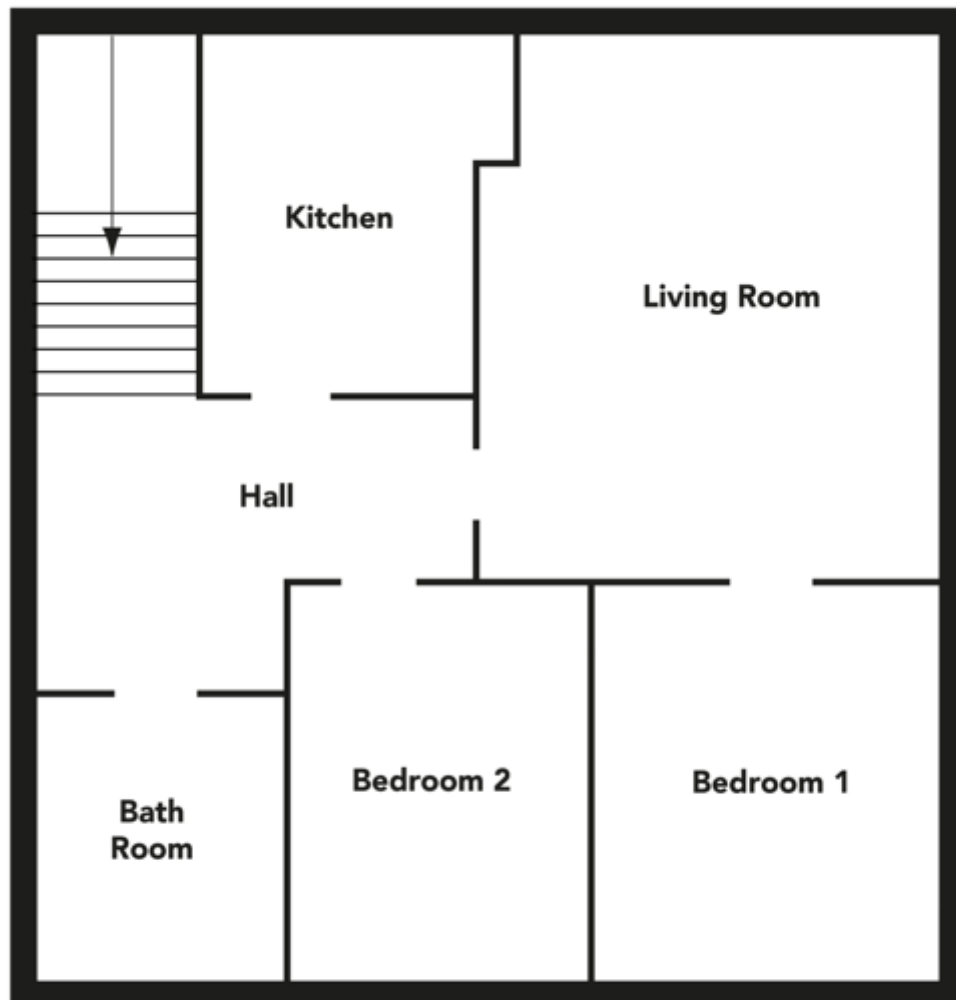


PROPERTY IMAGES



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PROPERTY FLOOR PLAN



Floorplans are indicative only - not to scale
Produced by Plushplans [🏠](#)



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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

£700 PCM

Cash Purchase Investment / Current Return = 8.7 Yield

Investment		Income	
House Purchase Price	£ 90,000	Annual Income	£8,400
SDLT	£5,400	Less Mortgage %	£ 0
Legal Fees	£1000	Factors Fees	£ 0
Total Investment	£96,400	Net Annual Income	£8,400

BTL Mortgage Investment / Current Return = 17.4% Yield

Investment		Income	
25% of Purchase Price	£22,500	Annual Income	£8,400
SDLT	£5,400	Less Mortgage Int	£3,375
Legal Fees	£1,000	Factors Fees	£ 0
Total Investment	£28,900	Net Annual Income	£5,025

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



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RETURN AT POTENTIAL RENT £750 PCM

Cash Purchase Investment / **Potential Return = 9.3% Yield**

Investment		Income	
House Purchase Price	£90,000	Annual Income	£9,000
SDLT	£5,400	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£96,400	Net Annual Income	£9,000

BTL Mortgage Investment / **Potential Return = 19.5% Yield**

Investment		Income	
25% of Purchase Price	£22,500	Potential Annual Income	£9,000
SDLT	£5,400	Less Mortgage Int	£3,375
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£28,900	Net Annual Income	£5,625

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

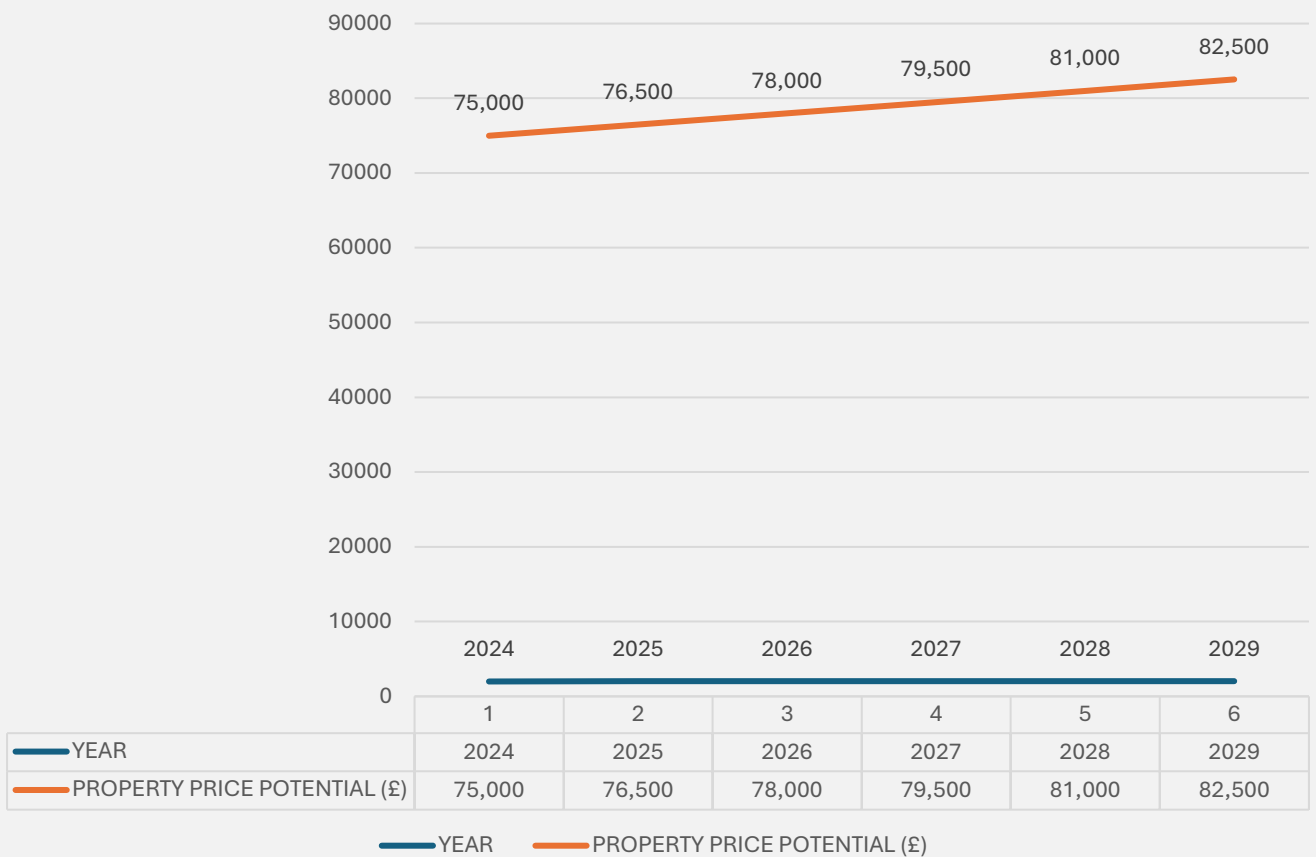


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PROJECTED FUTURE VALUE

House prices in the G21 area have increased by 8% in the last 5 years

Potential Future Value - 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 51%

Cash Investment	£96,400
5 Year Income	£42,000
Potential Increase in Value	£7,200
Total Potential Return	£49,200

BTL Mortgage Investment / Potential Total Return 112%

Cash Investment	£28,900
5 Year Net Income	£25,125
Potential Increase in Value	£7,200
Total Potential Return	£32,325



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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 54%

Cash Investment	£96,400
5 Year Income	£45,000
Potential Increase in Value	£7,200
Total Potential Return	£52,200

BTL Mortgage Investment / Potential Total Return 122%

Cash Investment	£28,900
5 Year Net Income	£28,125
Potential Increase in Value	£7,200
Total Potential Return	£35,325



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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

Comparable sale properties



B **£89,995**
Barmulloch Road, Glasgow G21 **ARCHIVED**

3 Flat / Freehold

Three-bedroom upper cottage flat set in a desirable location, conveniently placed for transport links, schooling and all local amenities. The spacious, modern accommodation comprises; stairs ...

Sale date:	Nov 2022	Oct 2007
Price:	£98,000	£24,333



C **£90,000**
164 Barmulloch Road, Springburn, Glasgow G21 4YH

Sale date: May 2020

Sale date:	May 2020	Dec 2019
Price:	£90,000	£62,000



D **£92,500**
148 Barmulloch Road, Springburn, Glasgow G21 4YH

Sale date: Aug 2022

Sale date:	Aug 2022
Price:	£92,500



E **£96,067**
138 Barmulloch Road, Springburn, Glasgow G21 4YH **Distance: 0.01 miles**

Sale date: Oct 2021

Sale date:	Oct 2021	May 2002
Price:	£96,067	£35,000



F **£98,000**
156 Barmulloch Road, Springburn, Glasgow G21 4YH **Distance: 0.05 miles**

3 Semi-detached house **Sale date: Nov 2022**

Sale date:	Nov 2022	Oct 2007
Price:	£98,000	£24,333



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LOCAL LETTINGS ACTIVITY

Comparable rental properties



G **£650 pcm (£150 pw)**
Burnbrae Street, Barmulloch, Glasgow G21 **ARCHIVED** Distance: 0.03 miles

2 Flat

Well presented upper two bedroom cottage flat, delightfully situated within this popular residential area close to local amenities and within easy reach of Balornock Primary School.



H **£750 pcm (£173 pw)**
Broomfield Road, Balornock, Glasgow G21 **ARCHIVED** Distance: 0.06 miles

2 Flat

Fully furnished two bed available now!



I **£695 pcm (£160 pw)**
Broomfield Road, Balornock, Glasgow G21 **ARCHIVED** Distance: 0.06 miles

2 Flat

Fully furnished two bed available now £725 pcm



J **£800 pcm (£185 pw)**
Dykemuir Street, Glasgow G21 **ARCHIVED** Distance: 0.09 miles


3 Flat


Rarely available three bedroom upper cottage flat, offered un-furnished!



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