

LET PROPERTY PACK

INVESTMENT INFORMATION

Mark Street, Glasgow, G32

228246951

 www.letproperty.co.uk





Property Description

Our latest listing is in Mark Street, Glasgow, G32

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,008** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

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...



Mark Street, Glasgow, G32

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Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £1,008

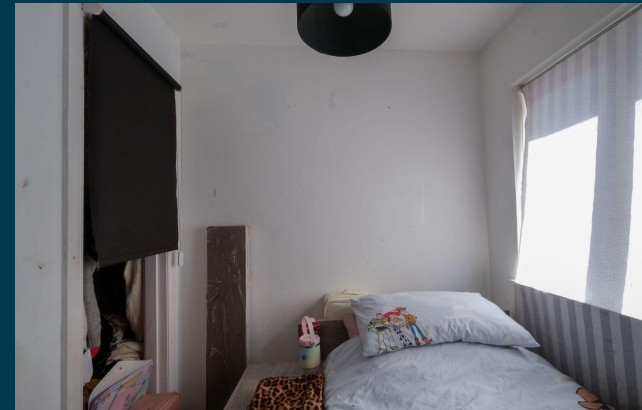
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit £37,500.00

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,008

Returns Based on Rental Income	£750	£1,008
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£100.80
Total Monthly Costs	£558.75	£584.55
Monthly Net Income	£0.00	£423.45
Annual Net Income	£0.00	£5,081.40
Net Return	0.00%	10.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,065.40**
Adjusted To

Net Return **6.59%**

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

Annual Net Income **£2,831.40**
Adjusted To

Net Return **6.09%**

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 £165,000.



£165,000

3 bedroom terraced house for sale

+ Add to report

Myreside Street, Glasgow, G32

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Sep 2021 to 17 Jun 2022 (267 days) by The Good Estate Agent, National



£165,000

3 bedroom terraced house for sale

+ Add to report

Rigby Gardens, Carntyne, G32 6FB

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Aug 2022 to 8 Dec 2022 (117 days) by Keys Estate Agents, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom end of terrace house

Reid Street, Rutherglen, G73

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 7 May 2025 (13 days) by Century 21, Cambuslang

+ Add to report



£1,100 pcm

3 bedroom semi-detached house

Cityford Drive, Rutherglen, G73 2QS

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2024 to 3 Jun 2024 (18 days) by Countrywide Residential Lettings, Hamilton

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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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.



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