

LET PROPERTY PACK

INVESTMENT INFORMATION

Govanhill Street, Glasgow,
G42 7HJ

186991088

 www.letproperty.co.uk





Property Description

Our latest listing is in Govanhill Street, Glasgow, G42 7HJ

Get instant cash flow of **£450.00** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

As the property is situated in a prime rental area and has long term tenants situated, it would be a reliable long term addition to an investors portfolio.

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



Govanhill Street, Glasgow,
G42 7HJ

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

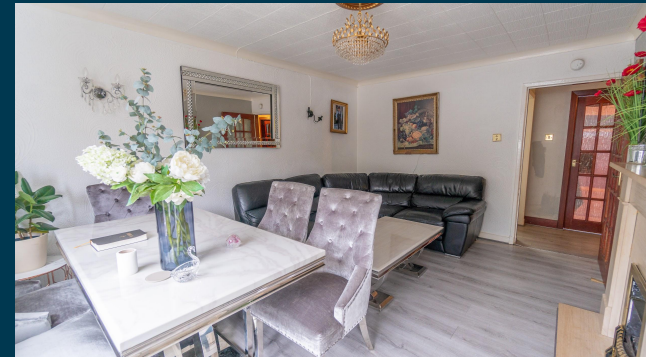
Private Garden

Factor Fees: £30.00

Current Rent: £450.00

Market Rent: £650

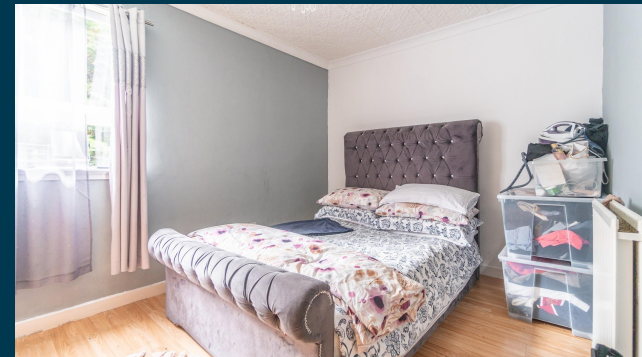
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
Legal Fees	£1,000.00
Total Investment	£30,450.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£450.00	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£45.00	£65.00
Total Monthly Costs	£386.88	£406.88
Monthly Net Income	£63.13	£243.13
Annual Net Income	£757.50	£2,917.50
Net Return	2.49%	9.58%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,617.50**
Adjusted To

Net Return **5.31%**

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

Annual Net Income **£1,492.50**
Adjusted To

Net Return **4.90%**

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 £135,000.00.

Floorplan



£85,000

2 bedroom flat for sale

Hickman Street, Glasgow, Lanarkshire, G42

NO LONGER ADVERTISED SOLD STC

Key features

Good size first floor flat situated within a central South Side residential location comprising reception hallway, good sized bay windowed lounge, ...

Marketed from 17 Feb 2022 to 29 Apr 2022 (71 days) by Countrywide, Shawlands

+ Add to report

Floorplan



£85,000

2 bedroom flat for sale

Seath Street, Glasgow, G42

CURRENTLY ADVERTISED SOLD STC

Key features

Occupying a second floor position set within a refurbished building enjoying a prime location and within easy reach of services and transport ...

Marketed from 31 Aug 2022 by Slater Hogg & Howison, Shawlands, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700.00 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

Cathcart Road, Glasgow

+ Add to report

NO LONGER ADVERTISED

LET AGREED

2 Bedrooms | Close to Town Centre | Double Glazing | Gas Central Heating | Modern Decor Throughou...

Marketed from 20 Jun 2020 to 25 May 2021 (339 days) by Penny Lane Homes in Paisley Limited, Renfrew



£695 pcm

2 bedroom flat

Cathcart Road, Cathcart

+ Add to report

NO LONGER ADVERTISED

LET AGREED






Gas Central Heating | Spacious Living | Furnished Property

Marketed from 17 Aug 2021 to 27 Aug 2021 (9 days) by G4 Properties, Glasgow

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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