

LET PROPERTY PACK

INVESTMENT INFORMATION

Rowantree Avenue Rutherglen, Glasgow, G73

188043161











Property Description

Our latest listing is in Rowantree Avenue Rutherglen, Glasgow, G73

Get instant cash flow of £490 per calendar month with a 7.5% Gross Yield for investors.

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Rowantree Avenue Rutherglen, Glasgow, G73



3 bedrooms

1 bathroom with WC

Spacious Lounge

Garden Space

Factor Fees: £0.00

Current Rent: £490

Market Rent: £550

188043161

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









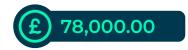
Initial Outlay





Figures based on assumed purchase price of £78,000 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£19,500.00**

Stamp Duty ADS @ 6% **£4,680.00**

Legal Fees £1,000.00

Total Investment £25,180.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £490 per calendar month but the potential market rent is

Returns Based on Rental Income	£490	£550
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£49.00	£55.00
Total Monthly Costs	£307.75	£313.75
Monthly Net Income	£182.25	£236.25
Annual Net Income	£2,187.00	£2,835.00
Net Return	8.69%	11.26%

Return Stress Test Analysis Report





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

Annual Net Income

£1,735.00

Adjusted To

Net Return

6.89%

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

Annual Net Income

£1,665.00

Adjusted To

Net Return

6.61%

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 £95a,000.



Marketed from 28 Aug 2023 to 24 Oct 2023 (57 days) by Countrywide, Burnside



£100,000

Floorplan

3 bedroom cottage for sale

Crofthouse Drive, Glasgow, G44

CURRENTLY ADVERTISED SOLD STC

CLOSING DATE- Tues 10th ⓐ 12 noon Offering ideal accommodation for today's first time buyer...

SOLD PRICE HISTORY

2 Apr 2008 £95,000 24 Apr 2003 £58,500

+ Add to report

Marketed from 2 Oct 2023 by Countrywide, Burnside

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat

Croftside Avenue, Glasgow, G44

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1625091

Marketed from 13 Feb 2023 to 25 Feb 2023 (11 days) by OpenRent, London

£850 pcm

3 bedroom flat

Spittal Road, Glasgow, G73

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1773719

Marketed from 21 Jul 2023 to 26 Jul 2023 (5 days) by OpenRent, London

£825 pcm

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



Current term of tenancy: 4 years +



Standard Short Assured 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Rowantree Avenue Rutherglen, Glasgow, G73

PROPERTY ID: 12345678

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.

