

LET PROPERTY PACK

INVESTMENT INFORMATION

Rowantree Avenue
Rutherglen, Glasgow, G73

188043161

 www.letproperty.co.uk





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

188043161



Property Key Features

3 bedrooms

1 bathroom with WC

Spacious Lounge

Garden Space

Factor Fees: £0.00

Current Rent: £490

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 78,000.00

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



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

£ 550



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%

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 **£1,735.00**
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.



3 bedroom flat for sale

Croftend Avenue, Glasgow, G44

+ Add to report

NO LONGER ADVERTISED SOLD STC

****CLOSING DATE- 7TH SEPTEMBER @ 12 NOON**** Located within a popular address is this beautiful grou...

£100,000

Floorplan

SOLD PRICE HISTORY	
18 Nov 2014	£84,500
14 May 2009	£95,000

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



3 bedroom cottage for sale

Crothouse Drive, Glasgow, G44

+ Add to report

CURRENTLY ADVERTISED SOLD STC

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

£100,000

Floorplan

SOLD PRICE HISTORY	
2 Apr 2008	£95,000
24 Apr 2003	£58,500

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**.



£850 pcm

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



£825 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

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: **4 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.



www.letproperty.co.uk

Rowantree Avenue Rutherglen, Glasgow,
G73

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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