

LET PROPERTY PACK

INVESTMENT INFORMATION

Holmhead Crescent
Glasgow, G44 4HF

192981222

 www.letproperty.co.uk





Property Description

Our latest listing is in Holmhead Crescent Glasgow, G44 4HF

Get instant cash flow of **£500.00** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

This property is located within a popular rental location in Glasgow and has tenants currently situated that would like to remain in place. It is the perfect property for the investor that wants to grow their portfolio.

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



Holmhead Crescent
Glasgow, G44 4HF

192981222



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
Legal Fees	£1,000.00
Total Investment	£38,200.00

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£500.00	£650
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£65.00
Total Monthly Costs	£440.00	£455.00
Monthly Net Income	£60.00	£195.00
Annual Net Income	£720.00	£2,340.00
Net Return	1.88%	6.13%

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 **£1,040.00**
Adjusted To

Net Return **2.72%**

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

Annual Net Income **£540.00**
Adjusted To

Net Return **1.41%**

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 £157,000.00.

 Floorplan



£129,000

1 bedroom flat for sale

Holmhead Crescent, Flat 1/2, Cathcart, Glasgow, G44 4HF

NO LONGER ADVERTISED UNDER OFFER

Key features

One Bedroom | First Floor | Dining Kitchen | Bay Windowed Lounge | Gas Central Heating | Sash & Case Double Glazed Windows | Excellent Storage ...

Marketed from 8 Nov 2021 to 29 Nov 2021 (20 days) by Clyde Property, Shawlands

+ Add to report

 Floorplan



£119,000

1 bedroom flat for sale

Holmhead Crescent, Flat 2/2, Cathcart, Glasgow, G44 4HF

NO LONGER ADVERTISED UNDER OFFER

Key features

Top Floor Setting | Bay Window Lounge | Dining Kitchen | Open Views | Excellent Storage Throughout | Gas Central Heating | Double Glazing | ...

Marketed from 6 Apr 2021 to 20 Dec 2021 (258 days) by Clyde Property, Shawlands

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675.00 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom flat

CATHCART, NEWLANDS ROAD, G44 4EJ - FURNISHED

NO LONGER ADVERTISED

LET AGREED

Key features

EPC Rating: C | LARN1805007 | Great Location | Double Bedroom | Fitted Galley Kitchen | Shower Room - Separate WC | Gas Central Heating | ...

Marketed from 27 Apr 2023 to 26 May 2023 (28 days) by Martin & Co, Glasgow Shawlands

+ Add to report

Floorplan



£675 pcm

1 bedroom cottage

Linnwood Court, Cathcart, G44 3JB

NO LONGER ADVERTISED

LET AGREED

Key features

Main Door Flat | Dedicated Parking | Private Garden | Double Glazing | Gas Central Heating | Excellent Local Amenities | Good Transport Links | Quiet ...






Marketed from 21 Sep 2022 to 2 Nov 2022 (41 days) by Scottish Property Centre, Shawlands

+ Add to report

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: **2 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

Holmhead Crescent Glasgow, G44 4HF

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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