

LET PROPERTY PACK

INVESTMENT INFORMATION

Dixon Avenue Glasgow, G42 8ED

196559865











Property Description

Our latest listing is in Dixon Avenue Glasgow, G42 8ED

Get instant cash flow of £525.00 per calendar month with a 4.2% Gross Yield for investors.

This property has a potential to rent for £1,000.00 which would provide the investor a Gross Yield of 8.0% 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...









Property Key Features

2 Bedroom

2 Bathroom

Large Rooms

Well Kept Flat

Factor Fees: £0.00

Current Rent: £525.00

Market Rent: £1,000.00

Dixon Avenue Glasgow, G42 8ED

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Lounge







Kitchen





Bedrooms









Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£37,500.00**

Stamp Duty ADS @ 6% **£9,000.00**

Legal Fees £1,000.00

Total Investment £47,500.00

Projected Investment Return





The monthly rent of this property is currently set at £525.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£525.00	£1,000.00
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£52.50	£100.00
Total Monthly Costs	£536.25	£583.75
Monthly Net Income	-£11.25	£416.25
Annual Net Income	-£135.00	£4,995.00
Net Return	-0.28%	10.52%

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

£2,995.00

Annual Net Income

Net Return

Adjusted To

6.31%

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

Annual Net Income

£2,745.00

Adjusted To

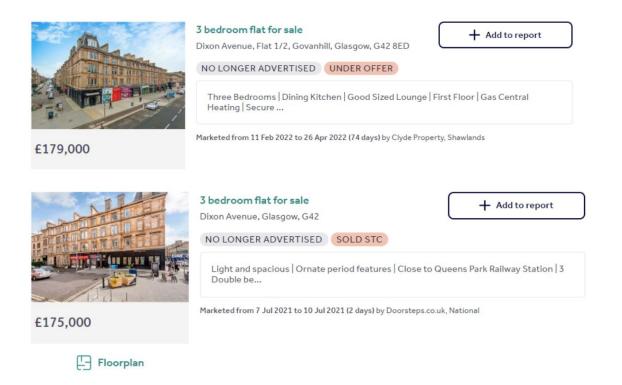
Net Return

5.78%

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 £179,000.00.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300.00 based on the analysis carried out by our letting team at Let Property Management.



2 bedroom flat

Albert Avenue, Queens Park, Glasgow, G42

+ Add to report

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 25 Aug 2023 to 6 Sep 2023 (12 days) by MACLEOD LETTINGS, Glasgow

£1,300 pcm

2 bedroom flat

Pollokshaws Road, Glasgow, G41

NO LONGER ADVERTISED LET AGREED

Unfurnished | Council Tax Band C | Gas Central Heating | Street Parking | Pets Considered Close...

£1,195 pcm

Marketed from 9 Nov 2022 to 30 Nov 2022 (21 days) by TAY LETTING, 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



Current term of tenancy: 5 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.







Make an offer or book a viewing

Call us on 0141 478 0985



Dixon Avenue Glasgow, G42 8ED



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.