

LET PROPERTY PACK

INVESTMENT INFORMATION

Dixon Avenue Glasgow,
G42 8ED

196559865

 www.letproperty.co.uk





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...



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G42 8ED

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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 150,000.00

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

£ 1,000.00



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.



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%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **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.



£179,000

3 bedroom flat for sale

Dixon Avenue, Flat 1/2, Govanhill, Glasgow, G42 8ED

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Three Bedrooms | Dining Kitchen | Good Sized Lounge | First Floor | Gas Central Heating | Secure ...

Marketed from 11 Feb 2022 to 26 Apr 2022 (74 days) by Clyde Property, Shawlands



£175,000

3 bedroom flat for sale

Dixon Avenue, Glasgow, G42

+ Add to report

NO LONGER ADVERTISED SOLD STC

Light and spacious | Ornate period features | Close to Queens Park Railway Station | 3 Double be...

Marketed from 7 Jul 2021 to 10 Jul 2021 (2 days) by Doorsteps.co.uk, National



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**.



£1,300 pcm

2 bedroom flat

Albert Avenue, Queens Park, Glasgow, G42

+ 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



£1,195 pcm

2 bedroom flat

Pollokshaws Road, Glasgow, G41

+ Add to report

NO LONGER ADVERTISED LET AGREED






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

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**
-  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.



www.letproperty.co.uk

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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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