

LET PROPERTY PACK

INVESTMENT INFORMATION

Holmbank Avenue
Glasgow, G41 3JH

203779947

 www.letproperty.co.uk





Property Description

Our latest listing is in Holmbank Avenue Glasgow, G41 3JH

Get instant cash flow of **£625** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Holmbank Avenue
Glasgow, G41 3JH

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Property Key Features

2 bedroom

1 bathroom

Great Condition

Close proximity to valuable
amenities

Factor Fees: £90.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £625

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£625	£1,000
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	N/A	
Letting Fees	£62.50	£100.00
Total Monthly Costs	£573.75	£611.25
Monthly Net Income	£51.25	£388.75
Annual Net Income	£615.00	£4,665.00
Net Return	1.49%	11.30%

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 **£2,665.00**
Adjusted To

Net Return **6.45%**

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

Annual Net Income **£2,715.00**
Adjusted To

Net Return **6.57%**

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 £175,000.



£175,000

2 bedroom flat for sale

Holmbank Avenue, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

Juliet balcony in lounge with riverside views | Communal garden areas (Cartha St, Holmbank Ave & ...

Marketed from 23 Aug 2022 to 9 May 2023 (258 days) by Yopa, Scotland & The North



£175,000

2 bedroom flat for sale

Holmbank Avenue, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

Communal Gardens | Luxury Development | Open Plan Modern Living | Stunning Views | Secure Entry |...

Marketed from 30 Apr 2023 to 10 Jan 2024 (255 days) by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom flat

Deanston Drive, Glasgow, G41

+ Add to report

CURRENTLY ADVERTISED

LET AGREED

Furnished | Gas Central Heating | Double Glazing | Recently Refurbished | Double Glazing | Gre...

Marketed from 13 Mar 2024 by Nuova Property Management & Letting, Glasgow



£1,400 pcm

2 bedroom apartment

Bellwood Street, Glasgow

+ Add to report

NO LONGER ADVERTISED

An exquisite first floor tenement flat, with two double sized bedrooms, nestled in the tree lined...

Marketed from 6 Mar 2024 to 7 Mar 2024 (1 days) by Rettie, Glasgow City

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: **2 years+**



Standard 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.



www.letproperty.co.uk

Holmbank Avenue Glasgow, G41 3JH

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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