

LET PROPERTY PACK

INVESTMENT INFORMATION

Barlogan Avenue Glasgow,
G52 1AG

201664167

 www.letproperty.co.uk





Property Description

Our latest listing is in Barlogan Avenue Glasgow, G52 1AG

Get instant cash flow of **£400** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Barlogan Avenue
Glasgow, G52 1AG

201664167



Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £50.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £400

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£400	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	N/A	
Letting Fees	£40.00	£60.00
Total Monthly Costs	£308.13	£328.13
Monthly Net Income	£91.88	£271.88
Annual Net Income	£1,102.50	£3,262.50
Net Return	5.21%	15.43%

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 Adjusted To **£2,062.50**

Net Return **9.75%**

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

Annual Net Income Adjusted To **£2,287.50**

Net Return **10.82%**

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 £89,995.



£89,995

1 bedroom flat for sale

Barlogan Avenue, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

Double Glazing | Garden | Gas Central Heating | High Ceilings | Idea Starter Home or Buy to Let ...

Marketed from 17 Sep 2021 to 29 Jan 2022 (133 days) by Bohome, Hamilton



£85,000

1 bedroom flat for sale

Barlogan Avenue, Glasgow, Lanarkshire, G52

+ Add to report

NO LONGER ADVERTISED SOLD STC

Truly stunning ground floor traditional flat set within substantial red sandstone building. The p...

Marketed from 2 Sep 2020 to 23 Nov 2020 (81 days) by Countrywide, Shawlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

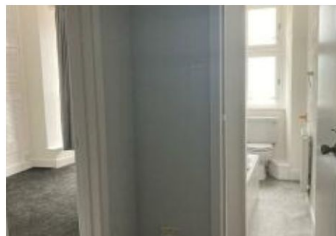
Barfillan Drive, Cardonald

+ Add to report

CURRENTLY ADVERTISED

Secure Entry | Gas Central Heating | First Floor

Marketed from 15 Feb 2024 by G4 Properties, Glasgow



£695 pcm

1 bedroom flat

Barlogan Avenue, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED

Ideally located | Lounge | Good condition | Double bedroom | EPC Rating C | Council Tax Band | Ga...

Marketed from 2 Oct 2023 to 11 Oct 2023 (9 days) by Smart Sales & Lettings Ltd, Greenock

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: **3 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

Barlogan Avenue Glasgow, G52 1AG

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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