

LET PROPERTY PACK

INVESTMENT INFORMATION

Dundee Drive, Glasgow,
G52 3HW

203030485

 www.letproperty.co.uk





Property Description

Our latest listing is in Dundee Drive, Glasgow, G52 3HW

Get instant cash flow of **£600** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

With a perfect rental location, a long term tenant currently situated and a rewarding potential rental income, this property will be prove to reliable rental investment over the long term.

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



Dundee Drive, Glasgow,
G52 3HW

203030485



Property Key Features

3 Bedroom

1 Bathroom

Three Piece Bathroom

Garden Grounds

Factor Fees: £0.00

Current Rent: £600

Market Rent: £900

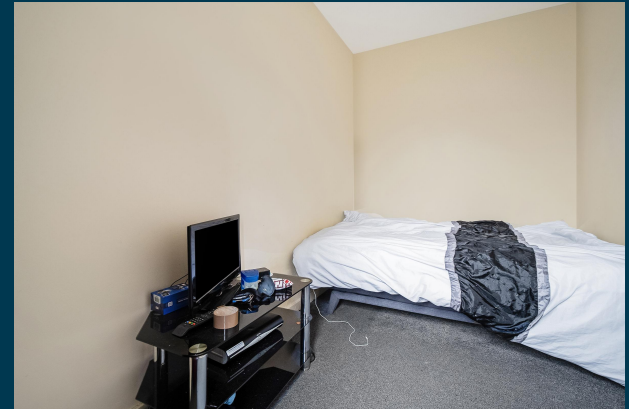
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £26,250.00 |
| Stamp Duty ADS @ 6% | £6,300.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £33,550.00 |

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 900

| Returns Based on Rental Income | £600 | £900 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,750.00 @ 5% | £328.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | £0.00 | |
| Letting Fees | £60.00 | £90.00 |
| Total Monthly Costs | £403.13 | £433.13 |
| Monthly Net Income | £196.88 | £466.88 |
| Annual Net Income | £2,362.50 | £5,602.50 |
| Net Return | 7.04% | 16.70% |

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 **£3,802.50**
Adjusted To

Net Return **11.33%**

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

Annual Net Income **£4,027.50**
Adjusted To

Net Return **12.00%**

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 £130,000.



£115,000

3 bedroom flat for sale

Gauldry Avenue, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Upper Cottage Flat | Double Glazing | Three Bedrooms | Gas Central Heating

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 21 Feb 2023 | £130,000 |
| 25 Jun 2012 | £86,000 |

Marketed from 25 Nov 2022 to 10 Feb 2023 (76 days) by Purplebricks, covering Glasgow



£115,000



Floorplan

3 bedroom flat for sale

Gauldry Avenue, Cardonald, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Generous Storage | Sought after area | Enclosed rear gardens | Flexible Living Space | Easy acces...

SOLD PRICE HISTORY

| | |
|-------------|----------|
| 26 Sep 2022 | £120,000 |
|-------------|----------|

Marketed from 27 Jul 2022 to 23 Sep 2022 (57 days) by Scottish Property Centre, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom flat

Lammermoor Avenue, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1905877

Marketed from 28 Dec 2023 to 1 Mar 2024 (63 days) by OpenRent, London



£995 pcm

3 bedroom apartment

Trinity Avenue, Cardonald, Glasgow

+ Add to report

NO LONGER ADVERTISED LET AGREED






**** NEWLY DECORATED **** ** NEW FLOORING **** ** GAS C/H & D/G ****
**** PRIVATE GARDENS *** ...

SOLD PRICE HISTORY

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 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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