

LET PROPERTY PACK

INVESTMENT INFORMATION

Hillfoot Avenue
Rutherglen, Glasgow, G73
2LW

202708410

 www.letproperty.co.uk





Property Description

Our latest listing is in Hillfoot Avenue
Rutherglen, Glasgow, G73 2LW

Get instant cash flow of **£323** per calendar
month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£800**
which would provide the investor a Gross Yield
of **10.7%** if the rent was increased to market
rate.

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

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



Hillfoot Avenue
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Property Key Features

1 bedrooms

1 bathroom

Garden Grounds

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £323

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £323 per calendar month but the potential market rent is

£ 800

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	£323	£800
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£32.31	£80.00
Total Monthly Costs	£328.56	£376.25
Monthly Net Income	-£5.48	£423.75
Annual Net Income	-£65.74	£5,085.00
Net Return	-0.23%	17.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,485.00**
Adjusted To

Net Return **12.06%**

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


Annual Net Income **£3,735.00**
Adjusted To

Net Return **12.92%**

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 £100,000.




1 bedroom flat for sale
Hillfoot Avenue, Rutherglen, Glasgow, G73

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

CLOSING DATE MONDAY 14TH FEB @ 11AM Immaculately presented, this charming upper terraced flat, ...

£100,000

 Floorplan

SOLD PRICE HISTORY

16 May 2022	£137,250
26 Nov 2018	£98,000
8 Jul 2016	£97,000

Marketed from 1 Apr 2022 to 26 Apr 2022 (24 days) by Slater Hogg & Howison, Burnside



1 bedroom flat for sale
Hillfoot Avenue, Glasgow

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

1 BEDROOM | BASEMENT STUDY ROOM | Double Glazing | Gas Central Heating | Front and Rear Garden Sp...

£95,000

 Floorplan

SOLD PRICE HISTORY

16 May 2022	£123,500
9 Mar 2021	£66,000

Marketed from 21 Jan 2022 to 7 Jun 2022 (136 days) by AVJ Homes, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom apartment

Rosslyn Avenue, Rutherglen

+ Add to report

NO LONGER ADVERTISED LET AGREED

****AVAILABLE NOW**** | Well presented upper conversion | Beautifully furnished throughout | Enclosed...

SOLD PRICE HISTORY

27 Jun 2018	£155,000
14 Aug 2013	£124,500



£950 pcm

1 bedroom flat

Johnstone Drive, Glasgow, G73

+ Add to report

NO LONGER ADVERTISED

Unfurnished | Council Tax Band B | Gas Central Heating | Free On Street Parking | No Pets | Close...

Marketed from 29 Jun 2023 to 14 Jul 2023 (15 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 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

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2LW

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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