

LET PROPERTY PACK

INVESTMENT INFORMATION

Wallace Street, Glasgow,
G5

204555028

 www.letproperty.co.uk





Property Description

Our latest listing is in Wallace Street, Glasgow, G5

Get instant cash flow of **£800** per calendar month with a **9.1%** 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.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Wallace Street, Glasgow,
G5

204555028



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

**Three Piece Bathroom and
Ensuite**

Factor Fees: £160.00

Ground Rent: £0.00

Lease Length: [Field - Lease Length]

Current Rent: £800

Market Rent: £900

Lounge



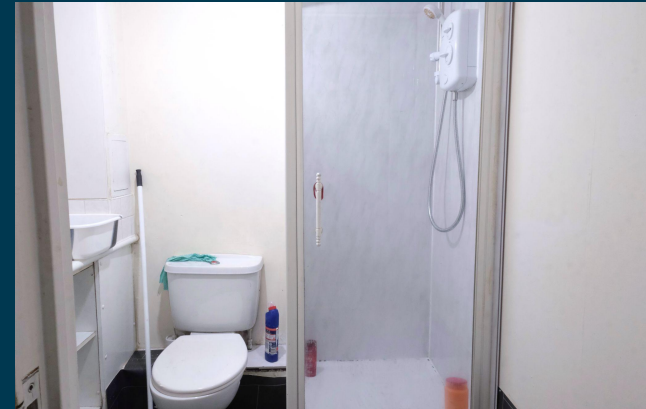
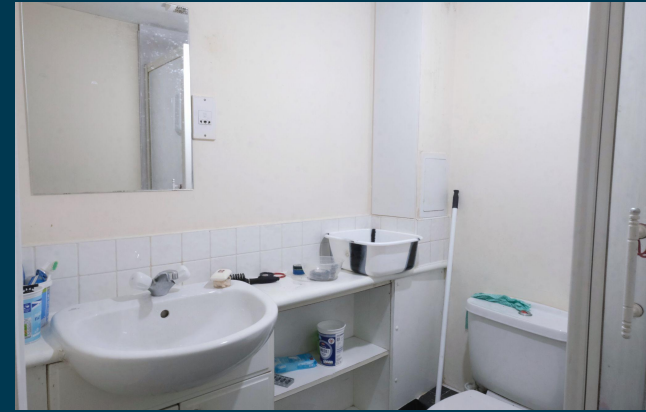
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 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



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.



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£800	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£160.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£90.00
Total Monthly Costs	£583.13	£593.13
Monthly Net Income	£216.88	£306.88
Annual Net Income	£2,602.50	£3,682.50
Net Return	7.76%	10.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,882.50**
Adjusted To

Net Return **5.61%**

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

Annual Net Income **£2,107.50**
Adjusted To

Net Return **6.28%**

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 £110,000.



£110,000

2 bedroom flat for sale

Wallace St, Glasgow, G5 8AH

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Zone Group are delighted to offer to the market this two bedroom Fifth Floor floor flat located w...

Marketed from 4 Jul 2024 by Zone, Glasgow



£88,500

2 bedroom flat for sale

Wallace Street, Glasgow, G5

+ Add to report

NO LONGER ADVERTISED SOLD STC

Secure parking | En-suite shower | Lift | Double glazing | Concierge service | Secure Communal Co...

Marketed from 31 Jul 2018 to 4 Jul 2019 (338 days) by Zone, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom flat

Wallace Street, Tradeston, Glasgow, G5

+ Add to report

NO LONGER ADVERTISED

Shower | Washing machine | Fridge Freezer

Marketed from 3 Jun 2024 to 6 Jun 2024 (2 days) by Castle Residential, Paisley



£750 pcm

2 bedroom flat

Wallace Street, Glasgow, G5

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1101331

Marketed from 20 Jun 2021 to 8 Jul 2021 (18 days) by OpenRent, London

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: **3 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.



Wallace Street, Glasgow, G5

PROPERTY ID: 12345678

Interested in this
property investment?

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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