

LET PROPERTY PACK

INVESTMENT INFORMATION

Thornwood Avenue,
Glasgow, G11

208586464

 www.letproperty.co.uk





Property Description

Our latest listing is in Thornwood Avenue, Glasgow, G11

Get instant cash flow of **£350** per calendar month with a **3.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

A space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Thornwood Avenue,
Glasgow, G11

208586464



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Three Piece Bathroom

Factor Fees: £0.00

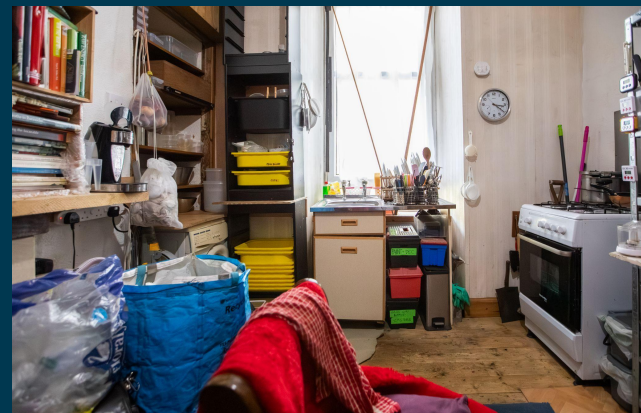
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £950

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£350	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£35.00	£95.00
Total Monthly Costs	£440.63	£500.63
Monthly Net Income	-£90.63	£449.38
Annual Net Income	-£1,087.50	£5,392.50
Net Return	-2.74%	13.57%

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 **£3,492.50**
Adjusted To

Net Return **8.79%**

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


Annual Net Income **£3,517.50**
Adjusted To

Net Return **8.85%**

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.



1 bedroom flat for sale [+ Add to report](#)


0-1, 12 Laurel Place , Thornwood, G11


NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 21 Jul 2023 to 15 Sep 2023 (55 days) by Pacitti Jones, Glasgow

£130,000

Ground floor 1 bedroom flat | Presented in first class order | Spacious room dimensions | Beautif...

 Floor plan: [View](#)



1 bedroom flat for sale [+ Add to report](#)


Dumbarton Road, Thornwood, Glasgow

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Apr 2023 to 5 Jan 2024 (259 days) by MQ Estate Agents and Lettings, Covering Scotland

£130,000

*** CLOSING DATE SET FOR FRI 05/05 AT 12PM *** MQ Estate Agents are delighted to present to the m...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

30 Thornwood Drive

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Sep 2023 to 2 Oct 2023 (11 days) by Thistle Property, Glasgow

Recently Decorated | Double Glazed | Double Bedroom | Plenty of storage | New Kitchen | Free Park...



£950 pcm

1 bedroom flat

+ Add to report

Apsley Street, Glasgow, G11

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Jul 2023 to 8 Aug 2023 (13 days) by TAY LETTING, Glasgow

Furnished | Council Tax Band B | Electric Heating | Free on Street Parking | No Pets | Private Ga...






Floor plan:

[View](#)

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.



Thornwood Avenue, Glasgow, G11

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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