

LET PROPERTY PACK

INVESTMENT INFORMATION

Minerva Court,
Houldsworth Street,
Glasgow, G3 8EH

211267584

 www.letproperty.co.uk





Property Description

Our latest listing is in Minerva Court, 124 Houldsworth Street, Glasgow, G3 8EH

Get instant cash flow of **£850** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Glasgow, it will make for a reliable long term investment for an investor.

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



Minerva Court, 124
Houldsworth Street,
Glasgow, G3 8EH

211267584



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Modern Kitchen

Factor Fees: £200 Per Annum

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£850	£900
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£17 PCM	
Ground Rent	TBC	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£506.25	£511.25
Monthly Net Income	£343.75	£388.75
Annual Net Income	£4,125.00	£4,665.00
Net Return	9.99%	11.30%

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 **£2,865.00**
Adjusted To

Net Return **6.94%**

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


Annual Net Income **£2,715.00**
Adjusted To

Net Return **6.57%**

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 £140,000.



1 bedroom flat for sale

Mitchell Street, Glasgow, G1

CURRENTLY ADVERTISED

Marketed from 8 Oct 2024 by Slater Hogg & Howison, City Centre, Glasgow


A beautiful and stylish 5th floor apartment finished to a tremendous standard and offering high e...

📍 EPC: [View](#)

(Approx.) Sqft: **506 sq ft** Price (£) per sqft: **£276.73**

[View floor plan](#)

[+ Add to report](#)



1 bedroom flat for sale

Oswald Street, Glasgow, G1

CURRENTLY ADVERTISED

Marketed from 27 Sep 2024 by DJ Alexander, Glasgow

Central location | Beautifully converted building | Bright open plan living space | Generously si...

[Sold price history:](#) [View](#)

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom apartment

+ Add to report

Kelvingrove Street, WEST END

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Sep 2024 to 10 Oct 2024 (26 days) by Slater Hogg & Howison Lettings, Glasgow

Available Now | Furnished | One Bedroom | Spacious | Shower | Dining Kitchen | Popular Location | ...



£900 pcm

1 bedroom flat

+ Add to report

Woodside Crescent, Park, Glasgow, G3

NO LONGER ADVERTISED LET AGREED

Marketed from 30 Aug 2024 to 9 Sep 2024 (10 days) by Western Lettings, Glasgow

A rarely available furnished one-bedroom studio apartment is available in the heart of Glasgow's ...

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: **More than 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.



 www.letproperty.co.uk

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Glasgow, G3 8EH

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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