

¥

## **LET PROPERTY PACK**

#### **INVESTMENT** INFORMATION

Dykemuir Street, Glasgow, G21

211102974

( www.letproperty.co.uk

#### 





## **Property** Description

Our latest listing is in Dykemuir Street, Glasgow, G21

Get instant cash flow of £850 per calendar month with a 10.7% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

#### **LETPR®PERTY**





#### Dykemuir Street, Glasgow, G21

211102974

2 Bedrooms 1 Bathroom Spacious Lounge Spacious Rooms

Ø

**Property Key Features** 

Factor Fees: £60.00

Current Rent: £850







## Kitchen





## Bedrooms





## Bathroom





## Exterior



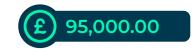






Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

### **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.

Returns Based on Rental Income	£850
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£60.00
Ground Rent	£0.00
Letting Fees	£85.00
Total Monthly Costs	£456.88
Monthly Net Income	£393.13
Annual Net Income	£4,717.50
Net Return	<mark>15.49%</mark>

LETORMDERTY

#### Return Stress Test Analysis Report





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

Annual Net Income **£3,017.50** Adjusted To

Net Return 9.91%

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

Annual Net Income **£3,292.50** Adjusted To

Net Return 10.81%

#### 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 £120,000.



£120,000

£80,000





#### 2 bedroom terraced house for sale

+ Add to report

Red Road, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2023 to 4 May 2023 (61 days) by Allen & Harris, Bishopbriggs 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**.



£1,095 pcm









£850 pcm



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

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.



Current term of tenancy: Within 2 years

Payment history: On time for length of tenancy





www.letproperty.co.uk

## property investment?

Interested in this

# 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.



#### Dykemuir Street, Glasgow, G21

PROPERTY ID: 12345678