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## **LET PROPERTY PACK**

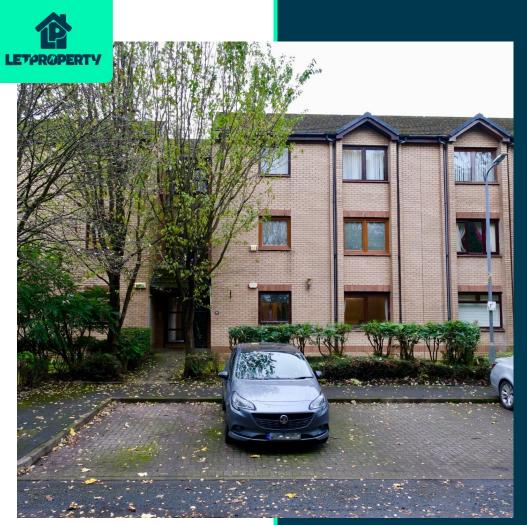
#### **INVESTMENT** INFORMATION

Crichton Street, Glasgow, G21

209942871

( www.letproperty.co.uk

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## **Property Description**

Our latest listing is in Crichton Street, Glasgow, G21

Get instant cash flow of £625 per calendar month with a 7.5% Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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







Crichton Street, Glasgow, G21

209942871

2 Bedroom 1 Bathroom Lounge and Kitchen Spacious Rooms

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Factor Fees: £600/year Ground Rent: N/A Lease Length: N/A Current Rent: £625 Market Rent: £825

**Property Key Features** 







### **Kitchen**





## Bedrooms





## Bathroom





Exterior





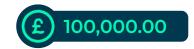
### **Initial** Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### **PROPERTY VALUATION**



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

#### **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 £625 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£625	£825
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£82.50
Total Monthly Costs	£390.00	£410.00
Monthly Net Income	£235.00	£415.00
Annual Net Income	£2,820.00	£4,980.00
Net Return	<mark>8.81%</mark>	<mark>15.56%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£3,330.00** Adjusted To

Net Return 10.41%

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

Annual Net Income **£3,480.00** Adjusted To

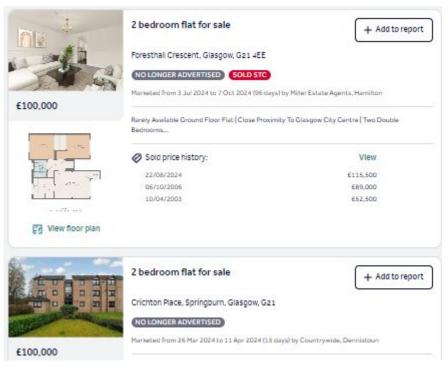
Net Return

10.88%

#### 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  $\pm 100,000.00$ .



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.

	bedroom flat     + Add to report     Saracen Street, Flat 2/2, Glasgow, Glasgow, G22 sAU     NOLONGER ADVERTISED Marketed from 23 Oct 2024 to 24 Oct 2024 to develop try Clyde Property, Westend		
£825 pcm	Close to City Centre and near to shops [Residents Parking]S © EPC: (Approx.] Sqft: 764 Sq ft Price (ɛ) per sqft: €1.	iecure Entry   Guarantor required View	
E825 pcm	2 bedroom flat Ayr Street, Glasgow NOLONIGER ADVERTISED Marketed from 6 Aug 2024 to 21 Aug 2024 (14 days) by Macia 2 Bedrooms   1 Bethroom   Unfurnished Property   Gas C/H		

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: 4 years +

Payment history: On time for length of tenancy





#### Crichton Street, Glasgow, G21

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.

