

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashvale Crescent, Glasgow,  
G21

211437208

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ashvale Crescent, Glasgow, G21

Get instant cash flow of **£600** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£775** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

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...



Ashvale Crescent,  
Glasgow, G21

211437208



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Modern Bathroom**

**Spacious Lounge**

**Factor Fees: £90.00**

**Current Rent: £600**

**Market Rent: £775**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	<b>£18,750.00</b>
Stamp Duty ADS @ 6%	<b>£4,500.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£24,250.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 775

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	£600	£775
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£77.50
<b>Total Monthly Costs</b>	<b>£399.38</b>	<b>£416.88</b>
<b>Monthly Net Income</b>	<b>£200.63</b>	<b>£358.13</b>
<b>Annual Net Income</b>	<b>£2,407.50</b>	<b>£4,297.50</b>
<b>Net Return</b>	<b>9.93%</b>	<b>17.72%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,747.50**  
Adjusted To

Net Return                      **11.33%**

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

Annual Net Income      **£3,172.50**  
Adjusted To

Net Return                      **13.08%**

# 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 £80,000.



£80,000

## 1 bedroom flat for sale

+ Add to report

Atlas Road, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Apr 2024 to 23 Aug 2024 (114 days) by Allen & Harris, Bishopbriggs Glasgow



£65,000

## 1 bedroom ground floor flat for sale

+ Add to report

Ashvale Crescent, Glasgow, G21

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Feb 2024 to 25 Jul 2024 (146 days) by Dallas McMillan, Glasgow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom flat

Carlestone Street, Glasgow, G21

NO LONGER ADVERTISED

Marketed from 14 Feb 2023 to 22 Mar 2023 (36 days) by Robb Residential, Glasgow

+ Add to report



£600 pcm

## 1 bedroom flat

Barclay Street, Glasgow, G21

NO LONGER ADVERTISED






Marketed from 9 Oct 2024 to 18 Oct 2024 (8 days) by Smart Sales & Lettings Ltd, Greenock

+ Add to report

# 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: **4 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.



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Ashvale Crescent, 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.



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