

LET PROPERTY PACK

INVESTMENT INFORMATION

Fieldhead Drive, Glasgow, G43

211574779











Property Description

Our latest listing is in Fieldhead Drive, Glasgow, G43

Get instant cash flow of £680 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 10.4% 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...









3 Bedrooms

1 Bathroom

Spacious Rooms

Balcony

Factor Fees: £50.00

Current Rent: £680

Market Rent: £950

Fieldhead Drive, Glasgow, G43

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Lounge









Kitchen









Bedrooms









Bathroom









Exterior









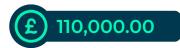
Initial Outlay





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£27,500.00**

Stamp Duty ADS @ 6% **£6,600.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £35,100.00

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 £680 per calendar month but the potential market rent is



| Returns Based on Rental Income | £680 | £950 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £82,500.00 @ 5% | £343.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £50.00 | |
| Ground Rent | £0.00 | |
| Letting Fees | £68.00 | £95.00 |
| Total Monthly Costs | £476.75 | £503.75 |
| Monthly Net Income | £203.25 | £446.25 |
| Annual Net Income | £2,439.00 | £5,355.00 |
| Net Return | 6.95% | 15.26% |

Return Stress Test Analysis Report





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

Annual Net Income

£3,455.00

Adjusted To

Net Return

9.84%

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

Annual Net Income

£3,705.00

Adjusted To

Net Return

10.56%

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.



3 bedroom apartment for sale

+ Add to report

Fieldhead Drive, Eastwood, Flat 1/1, GLASGOW

(NO LONGER ADVERTISED)

UNDER OFFER

Marketed from 7 Sep 2023 to 18 Dec 2023 (101 days) by Home Connexions, Glasgow





+ Add to report

£85,000

34 Fieldhead Drive, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 26 Mar 2022 to 1 Apr 2022 (6 days) by Purplebricks, covering Glasgow

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**.



3 bedroom flat

+ Add to report

Barrmill Road, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2024 to 16 Oct 2024 (25 days) by Penny Lane Homes Ltd, Paisley



£675 pcm

£950 pcm

3 bedroom flat

+ Add to report

Flat 1/1 34 Fieldhead Drive, Glasgow

NO LONGER ADVERTISED

Marketed from 7 Jan 2022 to 13 Jan 2022 (6 days) by Rosevale Letting, Glasgow

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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



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.





www.letproperty.co.uk

Interested in this property investment?

Call us on **0141 478 0985**

Fieldhead Drive, Glasgow, G43



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.