

LET PROPERTY PACK

INVESTMENT INFORMATION

Rockhampton Avenue, Glasgow, G75

212480352











Property Description

Our latest listing is in Rockhampton Avenue, Glasgow, G75

Get instant cash flow of £365 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for £560 which would provide the investor a Gross Yield of 10.3% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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







Rockhampton Avenue, Glasgow, G75



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £365

Market Rent: £560

Lounge









Kitchen









Bedrooms



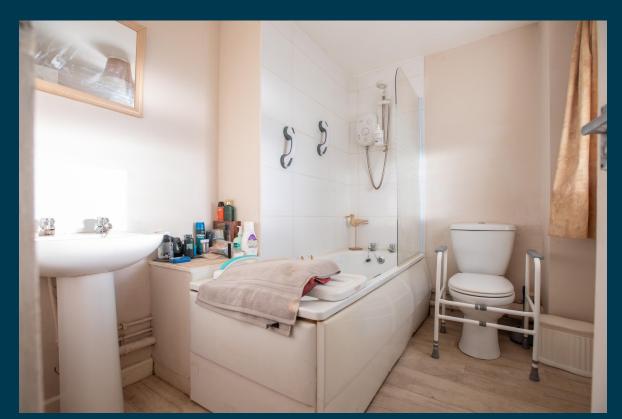






Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£16,250.00**

Stamp Duty ADS @ 6% **£3,900.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £21,150.00

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 £365 per calendar month but the potential market rent is

(£)	560

Returns Based on Rental Income	£365	£560
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£36.50	£56.00
Total Monthly Costs	£254.63	£274.13
Monthly Net Income	£110.38	£285.88
Annual Net Income	£1,324.50	£3,430.50
Net Return	6.26%	16.22%

Return Stress Test Analysis Report





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

Annual Net Income

£2,310.50

Adjusted To

Net Return

10.92%

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

Annual Net Income

£2,455.50

Adjusted To

Net Return

11.61%

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 £105,000.



£105,000

2 bedroom terraced house for sale

+ Add to report

Rockhampton Avenue, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2022 to 27 Jun 2022 (47 days) by Keller Williams Caledonia, Scotland



NO LONGER ADVERTISED

2 bedroom semi-detached house for sale

+ Add to report

167 Rockhampton Avenue, East Kilbride, GLASGOW, G75 8EL

NO LONGER ADVERTISED UNDER OFFER

Marketed from 31 May 2022 to 15 Aug 2022 (75 days) by Miller Beckett & Jackson, Glasgow

£77,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm



+ Add to report

Belmont Drive, East Kilbride, South Lanarkshire, G75

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2024 to 25 Oct 2024 (6 days) by Property Store, East Kilbride



£550 pcm

1 bedroom flat

+ Add to report

Rockhampton Avenue, East Kilbride, Glasgow, G75

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 8 Nov 2024 (10 days) by OpenRent, London

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: 5 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.







Interested in this property investment?

Call us on **0141 478 0985**

Rockhampton Avenue, Glasgow, G75



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.