

LET PROPERTY PACK

INVESTMENT INFORMATION

Hartlaw Crescent, Glasgow,
G52

193099050

 www.letproperty.co.uk





Property Description

Our latest listing is in Hartlaw Crescent, Glasgow, G52

Get instant cash flow of **£700** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£833** which would provide the investor a Gross Yield of **10.0%** 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...



Hartlaw Crescent,
Glasgow, G52

193099050



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £700

Market Rent: £833

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 100,000.00

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



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 833

Returns Based on Rental Income	£700	£833
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£83.30
Total Monthly Costs	£397.50	£410.80
Monthly Net Income	£302.50	£422.20
Annual Net Income	£3,630.00	£5,066.40
Net Return	11.34%	15.83%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,400.40**
Adjusted To

Net Return **10.63%**

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

Annual Net Income **£3,566.40**
Adjusted To

Net Return **11.15%**

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 £80,500.



3 bedroom flat for sale

Hartlaw Crescent, Glasgow

NO LONGER ADVERTISED

Key features

The property comprises; bright and lounge with patio doors to an enclosed rear garden, fitted kitchen, two spacious double bedrooms to ...

Marketed from 12 Jul 2020 to 13 Jul 2020 (1 days) by AMAZING RESULTS! Estate Agents Scotland, Edinburgh

+ Add to report

Floorplan



3 bedroom flat for sale

32 Hartlaw Crescent, Hillington, Glasgow, G52 2JJ

NO LONGER ADVERTISED **SOLD STC**

Key features

Enclosed rear gardens | Easy access to motorway networks | Close to road and rail links | Quiet Location | Gas central heating | Double glazing | Fitted ...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

2 bedroom flat

Merton Drive, Glasgow, G52

NO LONGER ADVERTISED

Marketed from 25 Jul 2023 to 27 Oct 2023 (93 days) by OpenRent, London

+ Add to report



£1,100 pcm

2 bedroom maisonette

259, Tweedsmuir Road Glasgow, G52 2EF

NO LONGER ADVERTISED

LET AGREED






Marketed from 13 Aug 2023 to 28 Sep 2023 (45 days) by KPM Residential, Glasgow

+ 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: **Moved in within the last 2 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.



www.letproperty.co.uk

Hartlaw Crescent, Glasgow, G52

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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