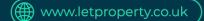


LET PROPERTY PACK

INVESTMENT INFORMATION

Brownhill Road, Glasgow G43

209556685











Property Description

Our latest listing is in Brownhill Road, Glasgow G43

Get instant cash flow of £600 per calendar month with a 6.5% Gross Yield for investors.

This property has a potential to rent for £885 which would provide the investor a Gross Yield of 9.7% 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...









2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £0.00

Current Rent: £600

Market Rent: £885

Brownhill Road, Glasgow G43

209556685

Lounge



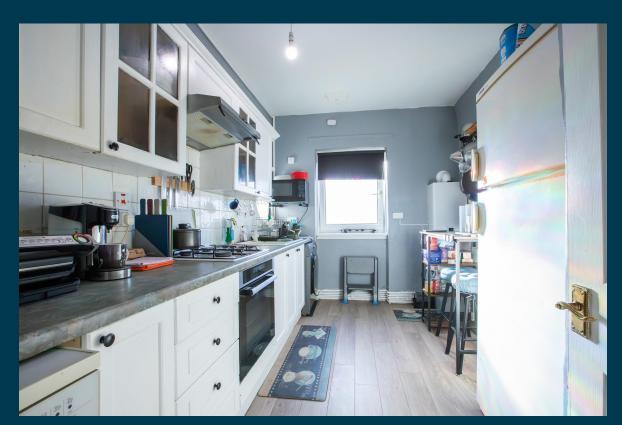






Kitchen









Bedrooms









Exterior









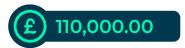
Initial Outlay





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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£885
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£88.50
Total Monthly Costs	£418.75	£447.25
Monthly Net Income	£181.25	£437.75
Annual Net Income	£2,175.00	£5,253.00
Net Return	6.20%	14.97%

Return Stress Test Analysis Report





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

Annual Net Income

£3,483.00

Adjusted To

Net Return

9.92%

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

Annual Net Income

£3,603.00

Adjusted To

Net Return

10.26%

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 £135,000.



2 bedroom terraced house for sale

+ Add to report

Burnfield Drive, Mansewood, GLASGOW

NO LONGER ADVERTISED

Marketed from 24 Jan 2024 to 1 Feb 2024 (7 days) by Home Connexions, Glasgow



2 bedroom flat for sale

+ Add to report

54 Brownhill Road, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 2 Sep 2022 to 24 Oct 2022 (52 days) by Aberdein Considine, Shawlands

UNDER OFFER

£105,000

£135,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

Carelton Gate, Giffnock, Glasgow, G46

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 21 Feb 2024 (6 days) by OpenRent, London



£600 pcm

2 bedroom flat

+ Add to report

Burnfield Road, Mansewood, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 1 Nov 2022 to 9 Nov 2022 (8 days) by Harvey Lets, 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.





Interested in this property investment?

Call us on **0141 478 0985**

www.letproperty.co.uk

Brownhill Road, 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.