

LET PROPERTY PACK

INVESTMENT INFORMATION

Brownhill Road, Glasgow
G43

209556685

 www.letproperty.co.uk





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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £0.00

Current Rent: £600

Market Rent: £885

Lounge



Kitchen



Bedrooms



Exterior





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

£ 110,000.00

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



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

£ 885

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%

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 **£3,483.00**
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.



£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



£105,000

2 bedroom flat for sale

+ Add to report

54 Brownhill Road, Glasgow, G43

NO LONGER ADVERTISED

UNDER OFFER

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

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

Careton 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.



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Brownhill Road, Glasgow G43

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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