

LET PROPERTY PACK

INVESTMENT INFORMATION

Baillieston, Glasgow, G69

212760941

 www.letproperty.co.uk





Property Description

Our latest listing is in Baillieston, Glasgow, G69

Get instant cash flow of **£400** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **12.8%** 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 make for a rewarding addition to an investors portfolio.

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



Baillieston, Glasgow, G69

212760941



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

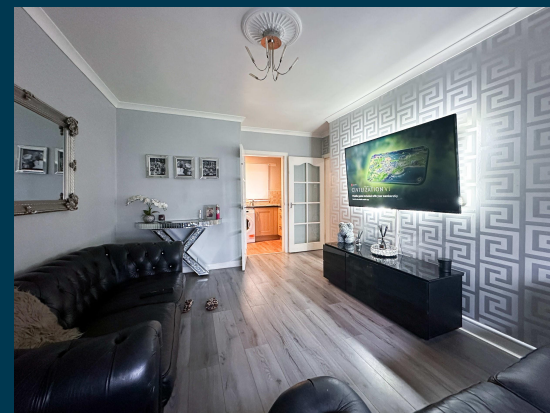
Ground Rent: TBC

Lease Length: Freehold

Current Rent: £400

Market Rent: £745

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,700.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 745

Returns Based on Rental Income	£400	£745
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£40.00	£74.50
Total Monthly Costs	£273.75	£308.25
Monthly Net Income	£126.25	£436.75
Annual Net Income	£1,515.00	£5,241.00
Net Return	6.67%	23.09%

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 **£3,751.00**
Adjusted To

Net Return **16.52%**

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


Annual Net Income **£4,191.00**
Adjusted To

Net Return **18.46%**

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 £99,995.




2 bedroom semi-detached house for sale + /

Huntingtower Road, Baillieston, G69 7BH

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Jul 2024 to 10 Sep 2024 (54 days) by Keys Estate Agents, Glasg

£130,000



2 bedroom flat for sale + Add to rep

Huntingtower Road, Baillieston, G69 7BH

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Jul 2024 to 16 Oct 2024 (83 days) by A B PROPERTY CONSULTANTS, Baillie

£99,995

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom end of terrace house

+ Add to report

Crombie Gardens, Bailieston, Glasgow, G69 7BG

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 1 Aug 2024 (49 days) by Mitchells Sales and Letting, Glasgow



£840 pcm

2 bedroom end of terrace house

+ Add to report

Broom Path, Baillieston, Glasgow, G69

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Jan 2023 to 1 Mar 2023 (54 days) by DJ Alexander, 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: **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.



 www.letproperty.co.uk

Baillieston, Glasgow, G69

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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