

LET PROPERTY PACK

INVESTMENT INFORMATION

Islay Crescent Old,
Glasgow, G60

209425151

 www.letproperty.co.uk





Property Description

Our latest listing is in Islay Crescent Old, Glasgow, G60

Get instant cash flow of **£750** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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



Islay Crescent Old,
Glasgow, G60

209425151



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Market Rent: £800

Lounge



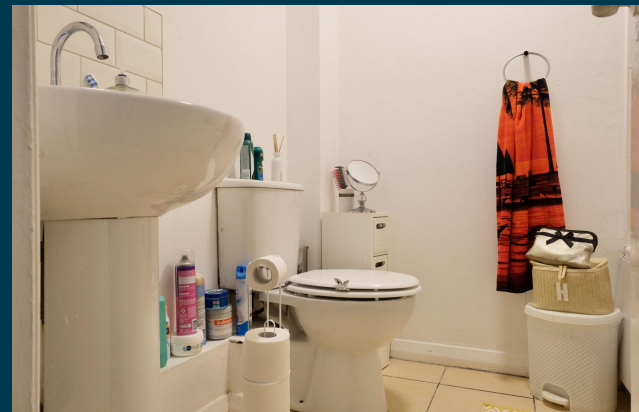
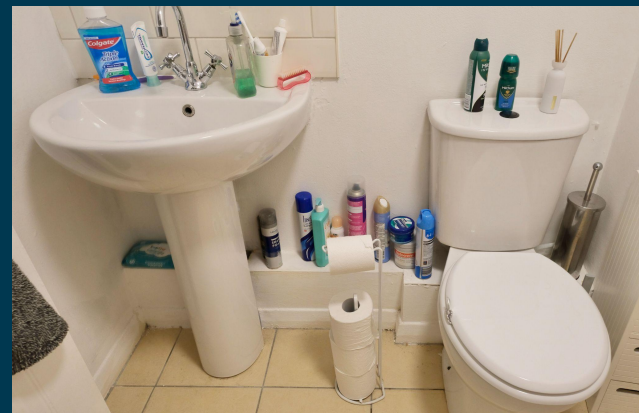
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,550.00

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 £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£511.88	£516.88
Monthly Net Income	£238.13	£283.13
Annual Net Income	£2,857.50	£3,397.50
Net Return	6.27%	7.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,797.50**
Adjusted To

Net Return **3.95%**

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


Annual Net Income **£1,372.50**
Adjusted To

Net Return **3.01%**

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 £150,000.00.



2 bedroom semi-detached house for sale

+ Add to report


Islay Crescent, Glasgow, G60

NO LONGER ADVERTISED

Marketed from 5 Sep 2023 to 24 Nov 2023 (79 days) by Purplebricks, covering Glasgow

Spacious Family Accommodation | Gas Central Heating And Double Glazing | Commuters Links On Your ...

£150,000




[View floor plan](#)

Sold price history: [View](#)

10/07/2008	£129,995
18/02/2004	£84,517

EPC: [View](#)

(Approx.) Sqft: **570 sq ft** Price (£) per sqft: **£262.93**



2 bedroom flat for sale

+ Add to report

282 Dumbarton Road, Old Kilpatrick

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 11 Nov 2022 to 16 Dec 2022 (34 days) by McHugh Estate Agents, Clydebank




Traditional cottage flat (dating from 1870s) | Ground Floor Position | 2 Large Double Bedrooms | ...

£149,995

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £800.00 based on the analysis carried out by our letting team at **Let Property Management**.

	<p>2 bedroom flat + Add to report</p> <p>Hillview Court, Clydebank, G81</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 3 May 2022 to 6 May 2022 (2 days) by OpenRent, London</p> <hr/> <p>No Agent Fees Property Reference Number: 1380342</p>
	<p>2 bedroom flat + Add to report</p> <p>Dunn Street, Clydebank, G81</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 25 Oct 2024 to 3 Nov 2024 (9 days) by OpenRent, London</p> <hr/> <p>No Agent Fees Students Can Enquire Property Reference Number: 2271464</p>
<p> EPC: View</p>	

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: **5 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

Islay Crescent Old, Glasgow, G60

PROPERTY ID: 209425151

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.



LETPROPERTY