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LET PROPERTY PACK

INVESTMENT INFORMATION

Barfillan Drive, Glasgow, G52

198440407

(www.letproperty.co.uk





Property Description

Our latest listing is in Barfillan Drive, Glasgow, G52.

Get instant cash flow of $\pounds400$ per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...

LETPR®PERTY





Barfillan Drive, Glasgow, G52

198440407

1 bedroom Fa 1 bathroom Gr Spacious Lounge Le

Property Key Features

Well-Maintained Property

Factor Fees: £23.33 per month Ground Rent: Freehold Lease Length: Freehold Current Rent: £400 Market Rent: £700











Kitchen





Bedrooms





Bathroom









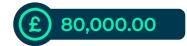






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



| 25% Deposit | £20,000.00 |
|---------------------|----------------------------------|
| Stamp Duty ADS @ 6% | [Field - Stamp Duty ADS @ 6%] |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £27,400.00 |

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 £400 per calendar month but the potential market rent is \bigcirc



| Returns Based on Rental Income | £700 | |
|--------------------------------------|--------------------|----------------------|
| Mortgage Payments on £60,000.00 @ 5% | £250.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £23.33 | |
| Ground Rent | Freehold | |
| Letting Fees | £40.00 | £70.00 |
| Total Monthly Costs | £328.33 | £358.33 |
| Monthly Net Income | £71.67 | <mark>£341.67</mark> |
| Annual Net Income | £860.04 | £4,100.04 |
| Net Return | <mark>3.14%</mark> | <mark>14.96%</mark> |



Return Stress Test Analysis Report





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

Annual Net Income **£2,700.04** Adjusted To

Net Return

9.85%

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

Annual Net Income **£2,900.04** Adjusted To

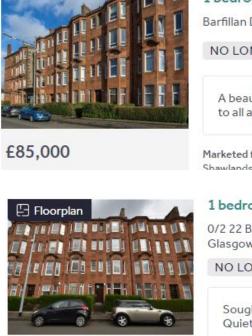
Net Return

10.58%

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 £85,000.



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A beautifully appointed, traditional tenement flat; located close to all amenities and public tra...

Marketed from 11 Nov 2022 to 22 Feb 2023 (103 days) by Slater Hogg & Howison, Shawlands, Glascow

Add to report

1 bedroom flat for sale

0/2 22 Barfillan Drive, Craigton, Glasgow, G52

NO LONGER ADVERTISED SOLD STC

Sought after area | Flexible Living Space | Communal Grounds | Quiet Central Location | Walk in C...

Marketed from 25 Apr 2022 to 1 Jul 2022 (66 days) by Scottish Property Centre,

Rent Comparables Report

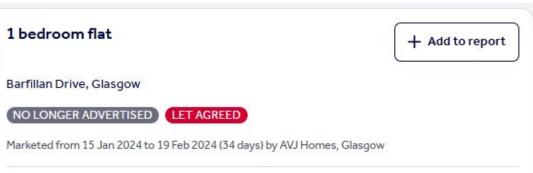


This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.

| | 1 bedroom flat | + Add to report |
|--------------------|---|-----------------|
| | Barfillan Drive, Cardonald | |
| Shares and The NEA | NO LONGER ADVERTISED | |
| 6750 | Marketed from 15 Feb 2024 to 22 Feb 2024 (6 days) by G4 Properties, Glasgow | |
| £750 pcm | Secure Entry Case Central Heating First Floor | |



£675 pcm



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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Barfillan Drive, 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.

