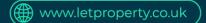


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Belvidere Avenue, Glasgow, G31 4PA

199560755











#### **Property Description**

Our latest listing is in Belvidere Avenue, Glasgow, G31 4PA

Get instant cash flow of £1,007 per calendar month with a 6.9% Gross Yield for investors.

The property is found within the prime Glasgow rental location and has long term tenants currently situated.

Considering the returns that are possible, this would be a reliable addition to an investors portfolio.

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







Belvidere Avenue, Glasgow, G31 4PA



5 Bedroom

3 Bathroom

Spacious Lounge / Dining Room

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Current Rent: £1,007

199560755

## Lounge







## **Kitchen**



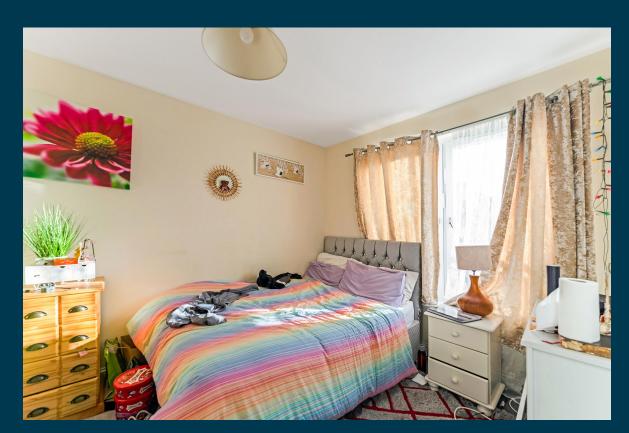






#### **Bedrooms**









## **Bathroom**









### **Exterior**







#### **Initial Outlay**





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £131,250.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£43,750.00** 

Stamp Duty ADS @ 6% **£10,500.00** 

Legal Fees £1,000.00

Total Investment £55,250.00

#### **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.

Returns Based on Rental Income	£1,007
Mortgage Payments on £131,250.00 @ 5%	£546.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£100.70
Total Monthly Costs	£662.58
Monthly Net Income	£344.43
Annual Net Income	£4,133.10
Net Return	7.48%

#### Return Stress Test Analysis Report





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

Annual Net Income

-£6,742.50

**Adjusted To** 

Net Return

-12.20%

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income

-£9,367.50

Adjusted To

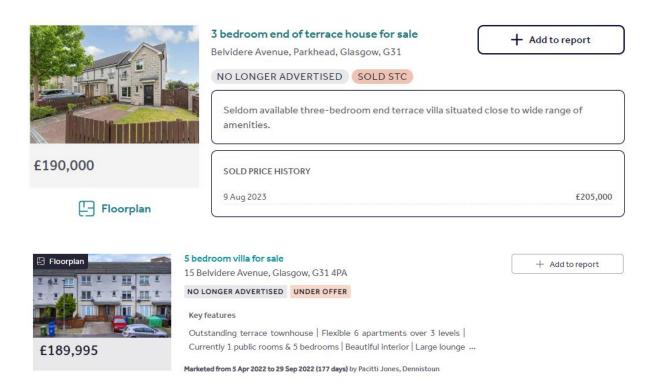
Net Return

-16.95%

#### 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 £205,000.



#### **Rent Comparables Report**



+ Add to report

+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at Let Property Management.



5 bedroom detached house

Centenary Crescent, Bellshill, ML4

NO LONGER ADVERTISED LET AGREED

Well presented detached house located on Centenary Crescent, Bellshill. The well appointed layout...

£1,300 pcm

Marketed from 15 May 2023 to 26 May 2023 (11 days) by YOUR MOVE McLaughlin Lettings, Coatbridge



£1,195 pcm

5 bedroom end of terrace house

Shawlands Cottage, Glenboig, Coatbridge

NO LONGER ADVERTISED LET AGREED

Gas Central Heating | 5 Bedrooms | Large Rear Facing Lounge | 1/2 acre of garden space

Marketed from 18 Nov 2022 to 9 Jan 2023 (51 days) by Aquila Management Services, Airdrie

#### **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



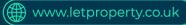
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Belvidere Avenue, Glasgow, G31 4PA



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.