

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Vincent Crescent  
Glasgow

202021486

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in St. Vincent Crescent Glasgow

Get instant cash flow of **£1,545** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.3%** 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...



St. Vincent Crescent  
Glasgow

202021486



## Property Key Features

**3 bedrooms**

**2 bathrooms with WC**

**Double Glazed Window**

**Garden Grounds**

**Factor Fees: £150.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £1,545**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £330,000 and borrowing of £247,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 330,000.00

25% Deposit	£82,500.00
Stamp Duty ADS @ 6%	£19,800.00
LBTT Charge	£6,350
Legal Fees	£1,000.00
Total Investment	£109,650.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,545 per calendar month but the potential market rent is

£2,000



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	£1,545	£2,000
Mortgage Payments on £247,500.00 @ 5%	£1,031.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	N/A	
Letting Fees	£154.50	£200.00
<b>Total Monthly Costs</b>	<b>£1,350.75</b>	<b>£1,396.25</b>
<b>Monthly Net Income</b>	<b>£194.25</b>	<b>£603.75</b>
<b>Annual Net Income</b>	<b>£2,331.00</b>	<b>£7,245.00</b>
<b>Net Return</b>	<b>2.13%</b>	<b>6.61%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,245.00**  
Adjusted To

Net Return                      **2.96%**

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

Annual Net Income      **£2,295.00**  
Adjusted To

Net Return                      **2.09%**

# 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 £490,316.



£390,000

 Floorplan

### 3 bedroom flat for sale

Main Door, St Vincent Crescent, Finnieston

[+ Add to report](#)

NO LONGER ADVERTISED **SOLD STC**

Arguably one of the most impressive three bedroom main door flats in the area.

Marketed from 20 Jul 2022 to 28 Oct 2022 (100 days) by Vanilla Square, Glasgow



£389,000

 Floorplan

### 3 bedroom apartment for sale

St Vincent Crescent, Finnieston, Glasgow

[+ Add to report](#)

NO LONGER ADVERTISED **SOLD STC**

A highly desirable St Vincent Crescent flat, which is located in a particularly sought after Finn...

Marketed from 23 Jun 2023 to 29 Oct 2023 (127 days) by Rettie & Co, West End

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 3 bedroom flat

St Vincent Crescent, Finnieston, Glasgow, G3

+ Add to report

NO LONGER ADVERTISED

Shower | Washing machine | Dishwasher | Television | Fridge Freezer

Marketed from 2 Mar 2023 to 17 Apr 2023 (46 days) by MACLEOD LETTINGS, Glasgow



£2,400 pcm

## 3 bedroom flat

Argyle Street, Finnieston, Glasgow, G3

+ Add to report

NO LONGER ADVERTISED

No Agency Fees | EPC Rating: D | Council Tax Band: C | Neutral Decor | Fully Re furnished  
| Doubl...

Marketed from 1 Aug 2023 to 14 Aug 2023 (12 days) by Regent Property Glasgow Ltd, 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: **0-2 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

St. Vincent Crescent Glasgow

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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