

LET PROPERTY PACK

INVESTMENT INFORMATION

Aberdour Street Glasgow,
G31

202442966

 www.letproperty.co.uk





Property Description

Our latest listing is in Aberdour Street Glasgow, G31

Get instant cash flow of **£495** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.2%** 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...



Aberdour Street Glasgow,
G31

202442966



Property Key Features

1 bedroom

1 bathroom

Refurb of the bathroom

**Some work done to the outside
of the property with building
insurance**

Factor Fees: £35.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £495

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£495	£550
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£35.00	
Ground Rent	N/A	
Letting Fees	£49.50	£55.00
Total Monthly Costs	£302.63	£308.13
Monthly Net Income	£192.38	£241.88
Annual Net Income	£2,308.50	£2,902.50
Net Return	10.91%	13.72%

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 **£1,802.50**
Adjusted To

Net Return **8.52%**

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


Annual Net Income **£1,927.50**
Adjusted To


Net Return **9.11%**

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 £84,950.

 Floorplan



£84,950

1 bedroom flat for sale

Walter Street, Dennistoun, G31 3PU

NO LONGER ADVERTISED **SOLD STC**

Key features

Traditional Tenement Ground Floor Flat | Welcoming Entrance Hallway |
Bright Spacious Oriel Bay-window Lounge | South Facing | Modern Fitted ...

Marketed from 2 Apr 2022 to 31 May 2022 (59 days) by Keys Estate Agents, Glasgow

+ Add to report

 Floorplan



£79,950

1 bedroom flat for sale

Aberfeldy Street, Dennistoun, G31 3NR

CURRENTLY ADVERTISED **SOLD STC**

Key features

Traditional Sandstone Top Floor Flat | Welcoming Entrance Hallway |
Bright spacious Bay Windowed Lounge | Modern Fitted Kitchen-open plan ...

Marketed from 18 May 2023 by Keys Estate Agents, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom flat

Aitken Street, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1862005

Marketed from 11 Oct 2023 to 2 Nov 2023 (21 days) by OpenRent, London



£995 pcm

1 bedroom flat

Craigpark Drive, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED LET AGREED






Available 2nd August | Unfurnished | Council Tax Band B | Newly Fitted Kitchen with Appliances | ...

Marketed from 14 Jul 2023 to 5 Sep 2023 (52 days) by Dial A Home, 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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

Aberdour Street Glasgow, G31

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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