

LET PROPERTY PACK

INVESTMENT INFORMATION

Aberdour Street Glasgow, G31

202442966











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



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







Initial Outlay





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



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





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 £495 per calendar month but the potential market rent is

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%

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.





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



1 bedroom flat for sale

Aberfeldy Street, Dennistoun, G313NR

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

+ 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

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

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

+ Add to report

+ Add to report

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: 2 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



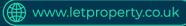
Fully compliant tenancy: YES

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Aberdour Street Glasgow, G31



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.