

LET PROPERTY PACK

INVESTMENT INFORMATION

Riverford Road Glasgow,
G43

204932127

 www.letproperty.co.uk





Property Description

Our latest listing is in Riverford Road Glasgow, G43

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** 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...



Riverford Road Glasgow,
G43

204932127



Property Key Features

1 bedroom

1 bathroom

Double Glazed Window

Easy Access to Local Amenities

Factor Fees: £50.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £750

Market Rent: £950

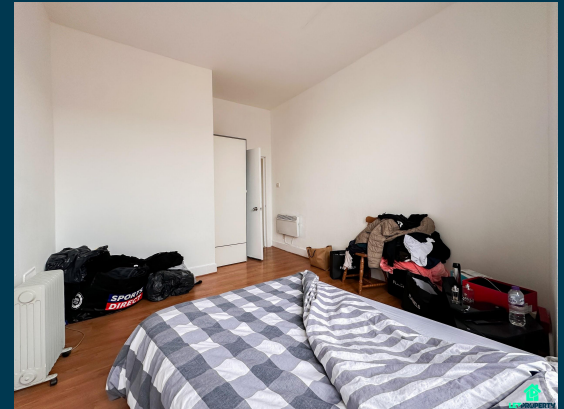
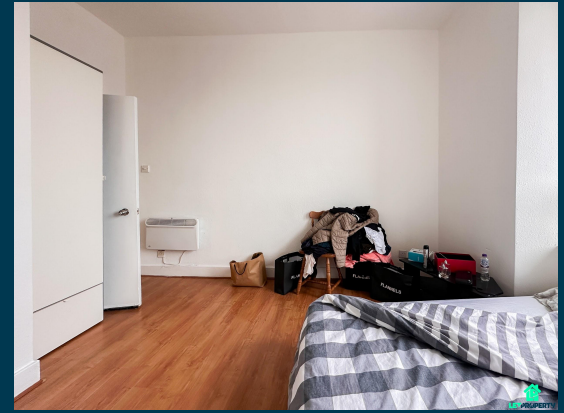
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£750	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	N/A	
Letting Fees	£75.00	£95.00
Total Monthly Costs	£499.38	£519.38
Monthly Net Income	£250.63	£430.63
Annual Net Income	£3,007.50	£5,167.50
Net Return	8.21%	14.10%

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 **£3,267.50**
Adjusted To

Net Return **8.92%**

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

Annual Net Income **£3,442.50**
Adjusted To

Net Return **9.39%**

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 £190,000.



£169,000



Floorplan

1 bedroom flat for sale

Riverford Court, Flat 1/2, Shawlands, Glasgow, G43 1FB

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

One Bedroom | First Floor | Lift Access | Private Residents Parking | Gas Central Heating
|...

Marketed from 11 Oct 2023 to 14 Dec 2023 (63 days) by Clyde Property, Shawlands



£159,995



Floorplan

1 bedroom flat for sale

Flat 2/3, 2 Riverford Court, Shawlands, G43

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Convenient and established locale with close proximity to Shawlands | Prime corner
position | Gen...

Marketed from 6 Oct 2023 to 12 Mar 2024 (157 days) by Pacitti Jones, Shawlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

1 bedroom flat

Deanston Drive, Glasgow, G41

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1967284

Marketed from 27 Jan 2024 to 31 Jan 2024 (4 days) by OpenRent, London

+ Add to report



£1,350 pcm

1 bedroom flat

Hyndland Road, Ground Floor, Hyndland, Scotland, G12 9UZ

NO LONGER ADVERTISED

LET AGREED

Converted sandstone townhouse | Security entry | Gas central heating | Communal Garden






Marketed from 30 Oct 2023 to 14 Dec 2023 (44 days) by Clyde Property, Westend

+ 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0-2 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

Riverford Road Glasgow, G43

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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