

LET PROPERTY PACK

INVESTMENT INFORMATION

Leithland Road, Glasgow,
G53

205796630

 www.letproperty.co.uk





Property Description

Our latest listing is in Leithland Road, Glasgow, G53

Get instant cash flow of **£550** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **7.7%** 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...



Leithland Road, Glasgow,
G53

205796630



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Bathroom

Factor Fees: £0.00

Current Rent: £550

Market Rent: £925

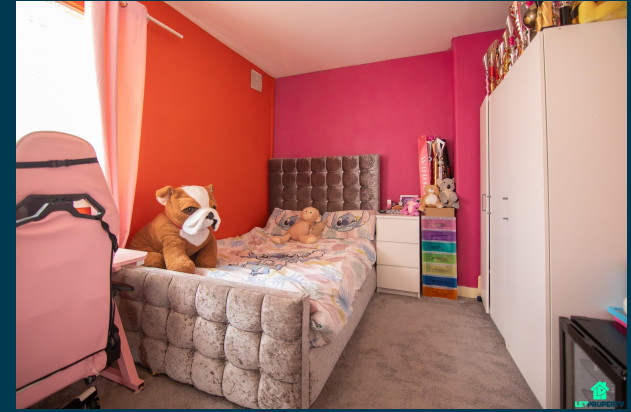
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 6%	£8,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,950.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£550	£925
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£92.50
Total Monthly Costs	£523.13	£560.63
Monthly Net Income	£26.88	£364.38
Annual Net Income	£322.50	£4,372.50
Net Return	0.70%	9.52%

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 **£2,522.50**
Adjusted To

Net Return **5.49%**

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

Annual Net Income **£2,197.50**
Adjusted To

Net Return **4.78%**

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 £165,000.



£165,000

3 bedroom terraced house for sale

36 Leithland Road, Glasgow, G53 5SL

+ Add to report

NO LONGER ADVERTISED

** CLOSING DATE SET: THU 7TH SEP 2023 @ 12:00 ** Fully Upgraded three-bedroom Mid-Terraced Proper...

SOLD PRICE HISTORY



£90,000

3 bedroom terraced house for sale

Leithland Road, Glasgow

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

IDEAL FAMILY HOME | 3 BED TERRACED HOUSE | UPVC DOUBLE GLAZING | LOCAL SHOPS AND AMENITIES NEARBY...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

3 bedroom flat

Moynes Road, Glasgow, Glasgow, G53 5RT

+ Add to report

NO LONGER ADVERTISED LET AGREED

Private front and rear garden | Ground floor cottage flat | Three bedrooms | Double glazing & g...

Marketed from 29 Nov 2022 to 25 Jan 2023 (57 days) by Clyde Property, Clarkston



£595 pcm

3 bedroom apartment

3 Bed Unfurnished Apartment, Leithland Rd

+ Add to report

NO LONGER ADVERTISED






Gas Central Heating | Double Glazing | Main Door Entrance | Upper Floor | Private Garden to Rear ...

SOLD PRICE HISTORY

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: **5 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

Leithland Road, Glasgow, G53

PROPERTY ID: 12345678

Interested in this
property investment?

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.

