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LET PROPERTY PACK

INVESTMENT INFORMATION

Dumbarton Road, Glasgow, G14

206448532

(www.letproperty.co.uk





Property Description

Our latest listing is in Dumbarton Road, Glasgow, G14

Get instant cash flow of £425 per calendar month with a 8.5% Gross Yield for investors.

This property has a potential to rent for £575 which would provide the investor a Gross Yield of 11.5% if the rent was increased to market rate.

With long term tenant looking to remain in the property, location that allows for easy access to local amenities, and a fantastic potential rental income, this will prove to be a great addition to an investors portfolio!

Don't miss out on this fantastic investment opportunity...

LETPR®PERTY





Dumbarton Road, Glasgow, G14

Property Key Features $\overline{\mathbf{O}}$ 1 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £30.00

Current Rent: £425

Market Rent: £575













Bedrooms



187



Bathroom









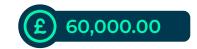






Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

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 £425 per calendar month but the potential market rent is

Returns Based on Rental Income	£425	£575
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£30).00
Letting Fees	£42.50	£57.50
Total Monthly Costs	£275.00	£290.00
Monthly Net Income	£150.00	<mark>£285.00</mark>
Annual Net Income	£1,800.00	<mark>£3,420.00</mark>
Net Return	<mark>9.18%</mark>	17.45%





Return Stress Test Analysis Report





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

Annual Net Income **£2,270.00** Adjusted To

Net Return

11.58%

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

Annual Net Income **£2,520.00** Adjusted To

Net Return

12.86%

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 £69,000.



£69,000



NO LONGER ADVERTISED

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

Marketed from 1 Aug 2023 to 15 Nov 2023 (105 days) by Let Property Sales & Management, Glasgow



£69,995

1	bee	dro	om	flat	for	sale	e
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Dumbarton Road, Yoker, Glasgow G14 0HU

NO LONGER ADVERTISED

Appealing First Floor Flat | Excellent Condition Throughout | One Double Bedroom | Fitted Kitch...

Marketed from 3 Nov 2023 to 11 Jan 2024 (69 days) by Caledonia Bureau, Clydebank



Floorplan





+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat Dumbarton Road, Glasgow, G14 NO LONGER ADVERTISED LET AGREED	+ Add to report
	DEPOSIT £300 - Large, top floor, one bedroom apar VIEWING ONLINE,	tment, Available Now. TO BOOK A
575 pcm	Marketed from 30 Jun 2022 to 29 Aug 2022 (60 days) by DJ Alex	kander, Glasgow
	1 bedroom flat Dumbarton Road, Yoker NO LONGER ADVERTISED LET AGREED	+ Add to report
	Second Floor Apartment Furnished One Double B Double Glazing	edroom Gas Central Heating
575 pcm	Marketed from 13 Apr 2022 to 9 May 2022 (26 days) by Slater H	logg & Howison Lettings, West End

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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





www.letproperty.co.uk

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.



Dumbarton Road, Glasgow, G14

PROPERTY ID: 206448532