

PROPERTY INVESTMENT SCHEDULE



5/5, 5 Moir Street

Glasgow, G1 5AE



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PROPERTY DETAILS

5/5, 5 Moir Street

Glasgow, G1 5AE

Offers Over
£137,500

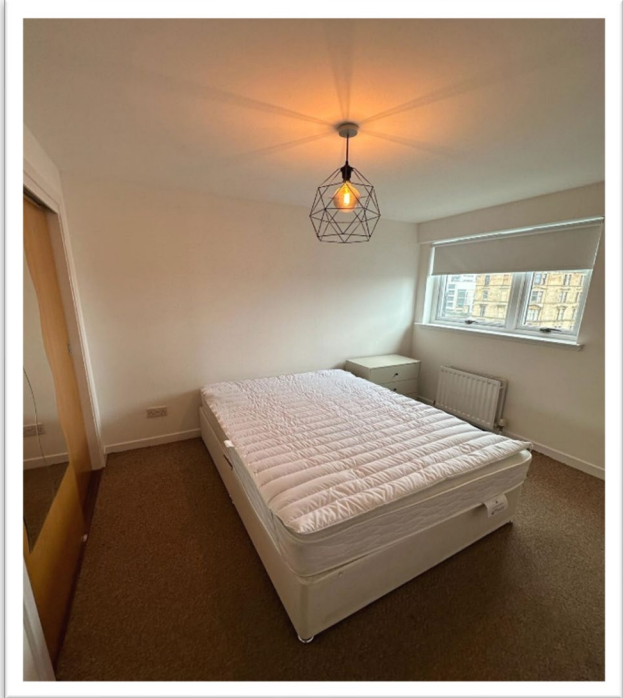
We Sell Rented Property are delighted to bring to the market this 2-bedroom flat situated in the heart of Glasgow's city centre.

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£12,600	Area Sqft	818
Potential Rent	£14,400		
Yield	See Below		



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PROPERTY IMAGES

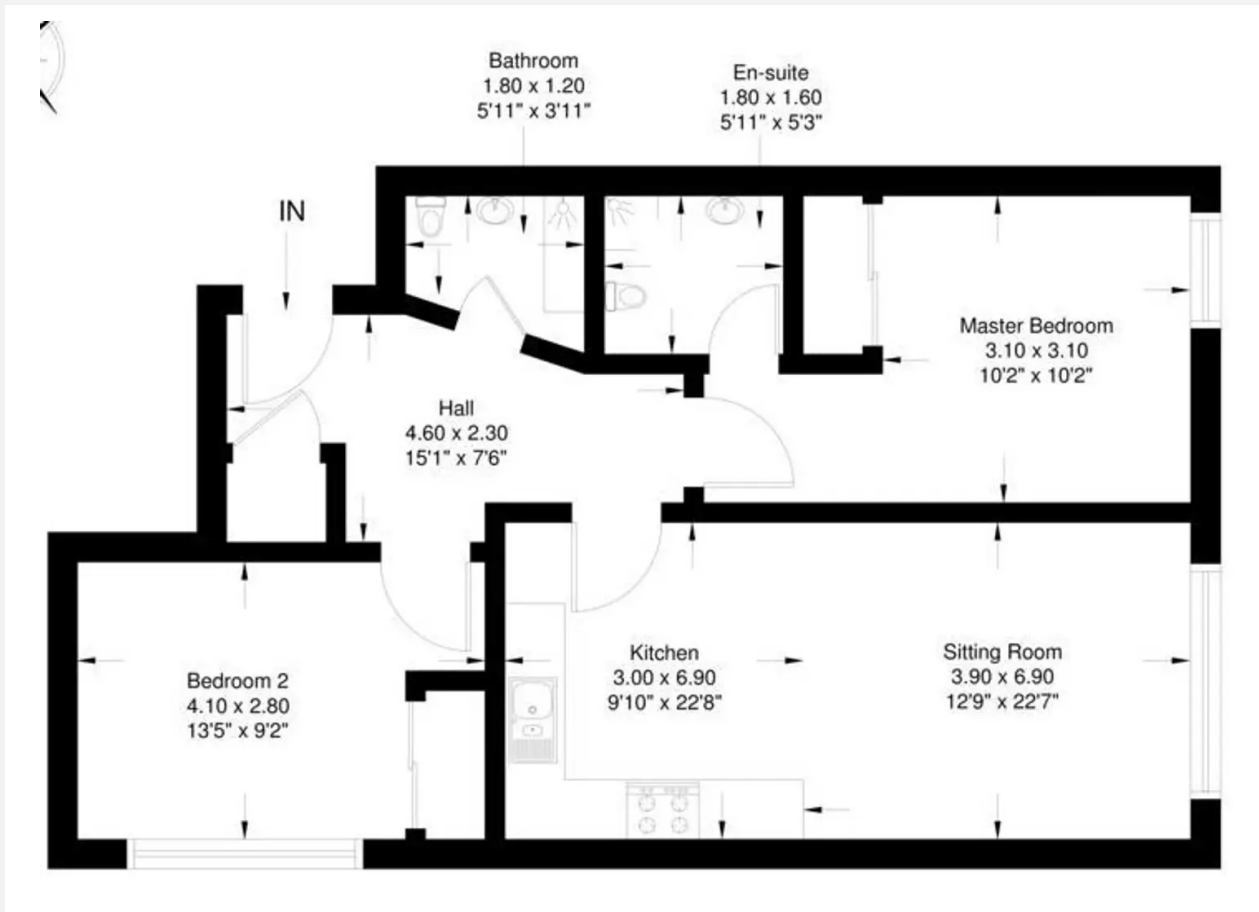


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PROPERTY IMAGES

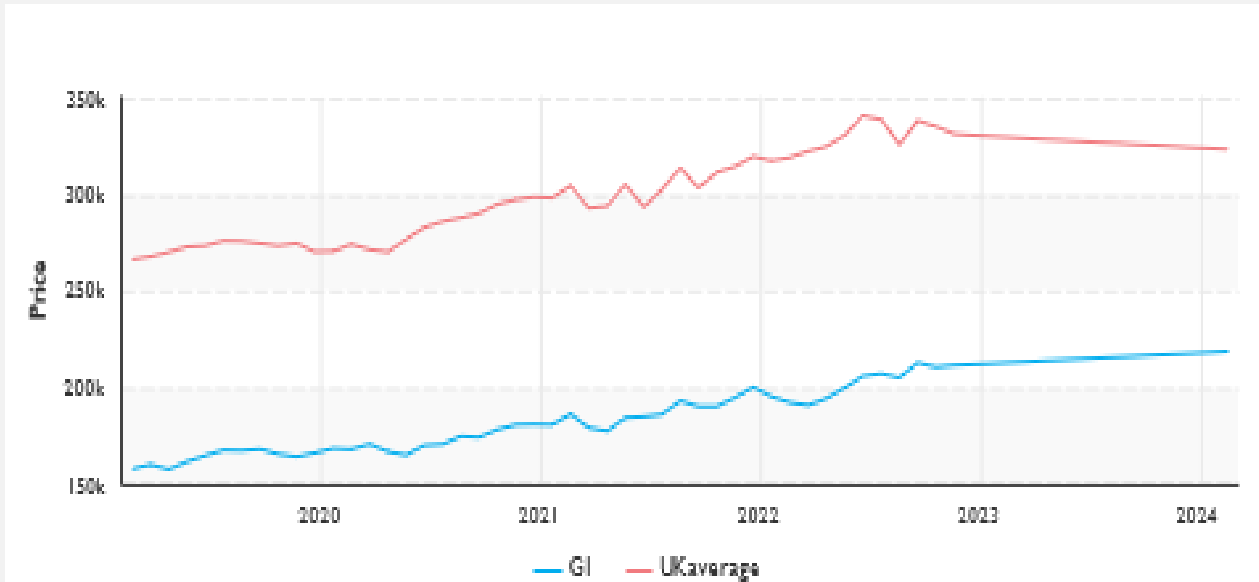


PROPERTY FLOOR PLAN

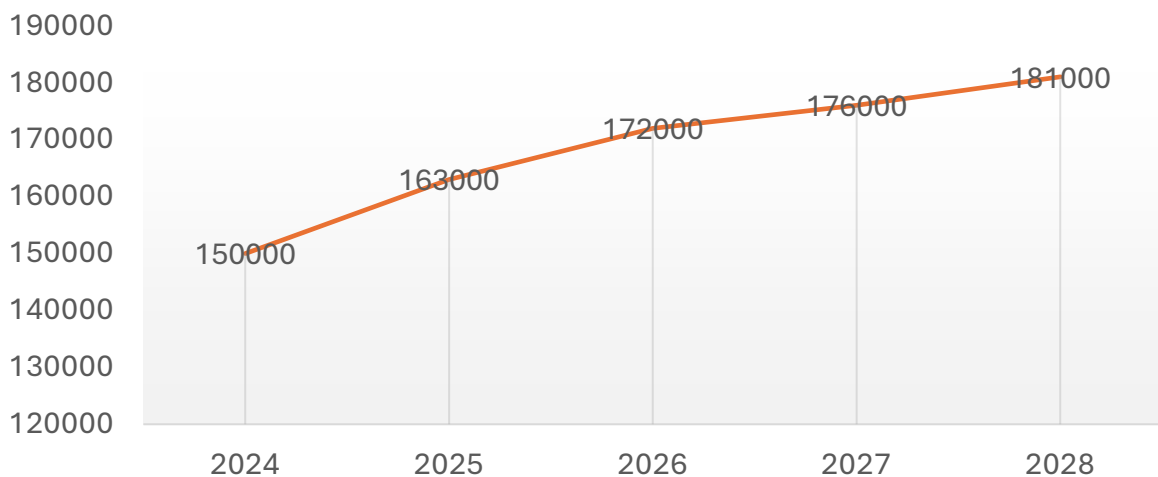


PROJECTED FUTURE VALUE

House prices in the G1 area have increased by 32% in the last 5 years



Projected Future Value



Based on last 5 years performance



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RETURN AT CURRENT RENT

£1050 PCM

Cash Purchase Investment / Current Return = **7.5% Yield**

Investment		Income	
House Purchase Price	£150,000	Annual Income	£12,600
LBTT	£9,100	Less Mortgage %	£0
Legal Fees	£1000	Factors Fees	£600
Total Investment	£160,100	Net Annual Income	£12,000

BTL Mortgage Investment / Current Return = **13.4% Yield**

Investment		Income	
25% of Purchase Price	£37,500	Potential Annual Income	£12,600
LBTT	£9,100	Less Mortgage Int	5,625
Legal Fees	£1000	Factors Fees	£600
Total Investment	£47,600	Net Annual Income	£6,375

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £1200 PCM

Cash Purchase Investment / Potential Return = 8.6% Yield

Investment		Income	
House Purchase Price	£150,000	Annual Income	£14,400
LBTT	£9,100	Less Mortgage Int	£0
Legal Fees	£1000	Factors Fees	£600
Total Investment	£160,100	Net Annual Income	£13,800

BTL Mortgage Investment / Potential Return = 17.2% Yield

Investment		Income	
25% of Purchase Price	£37,500	Potential Annual Income	£14,400
LBTT	£9,100	Less Mortgage Int	5,625
Legal Fees	£1000	Factors Fees	£600
Total Investment	£47,600	Net Annual Income	£8,175

* Assumed BTL interest rate of X%



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TOTAL POTENTIAL RETURN OVER 5 YEARS

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return **67%**

Cash Investment	£160,100
5 Year Income	£60,000
Potential Increase in Value	£48,000
Total Potential Return	£108,000

BTL Mortgage Investment / Potential Total Return **167%**

Cash Investment	£47,600
5 Year Net Income	£31,875
Potential Increase in Value	£48,000
Total Potential Return	£79,875



TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



LOCAL SALES ACTIVITY



Flat 7/3

£175,000
Offers over



2 🏠 Flats/Maisonettes

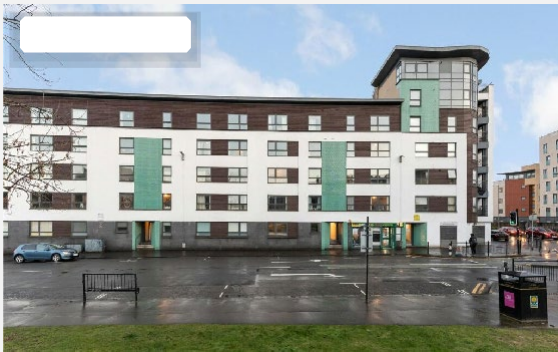


Moir Street

£125,000
Offers over

12 metres

2 🏠 Flats/Maisonettes



Moir Street

£145,000
Offers over

12 metres

2 🏠 Flats/Maisonettes

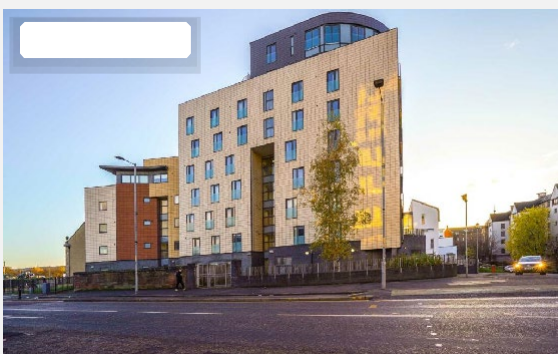


Flat 4/2

£180,000
Offers over

39 metres

2 🏠 Flats/Maisonettes



London Road

£175,000
Offers over

0.11 km

2 🏠 Flats/Maisonettes



Bell Street

£145,000
Offers over

0.12 km

2 🏠 Flats/Maisonettes



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LOCAL LETTINGS ACTIVITY

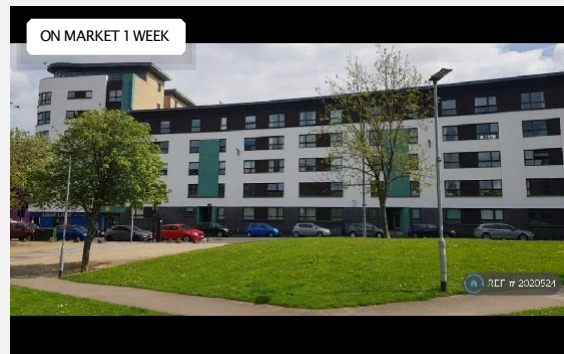


Moir Street

£1,000
PCM

12 metres

2 Flats/Maisonettes



Moir Street

£1,400
PCM

12 metres

2 Flats/Maisonettes

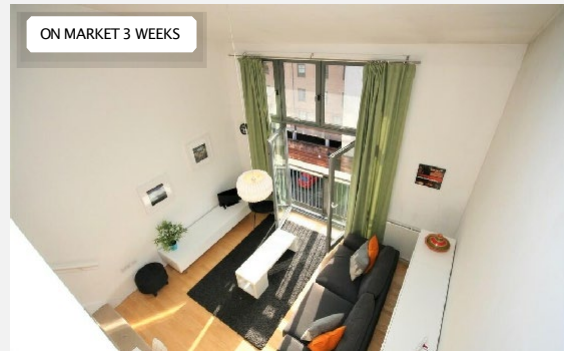


Moir Street

£1,000
PCM

56 metres

2 Flats/Maisonettes



London Road

£1,165
PCM

0.10 km

2 Flats/Maisonettes



The Merk Building

£1,200
PCM

0.11 km

2 Flats/Maisonettes



Bell Street

£950
PCM

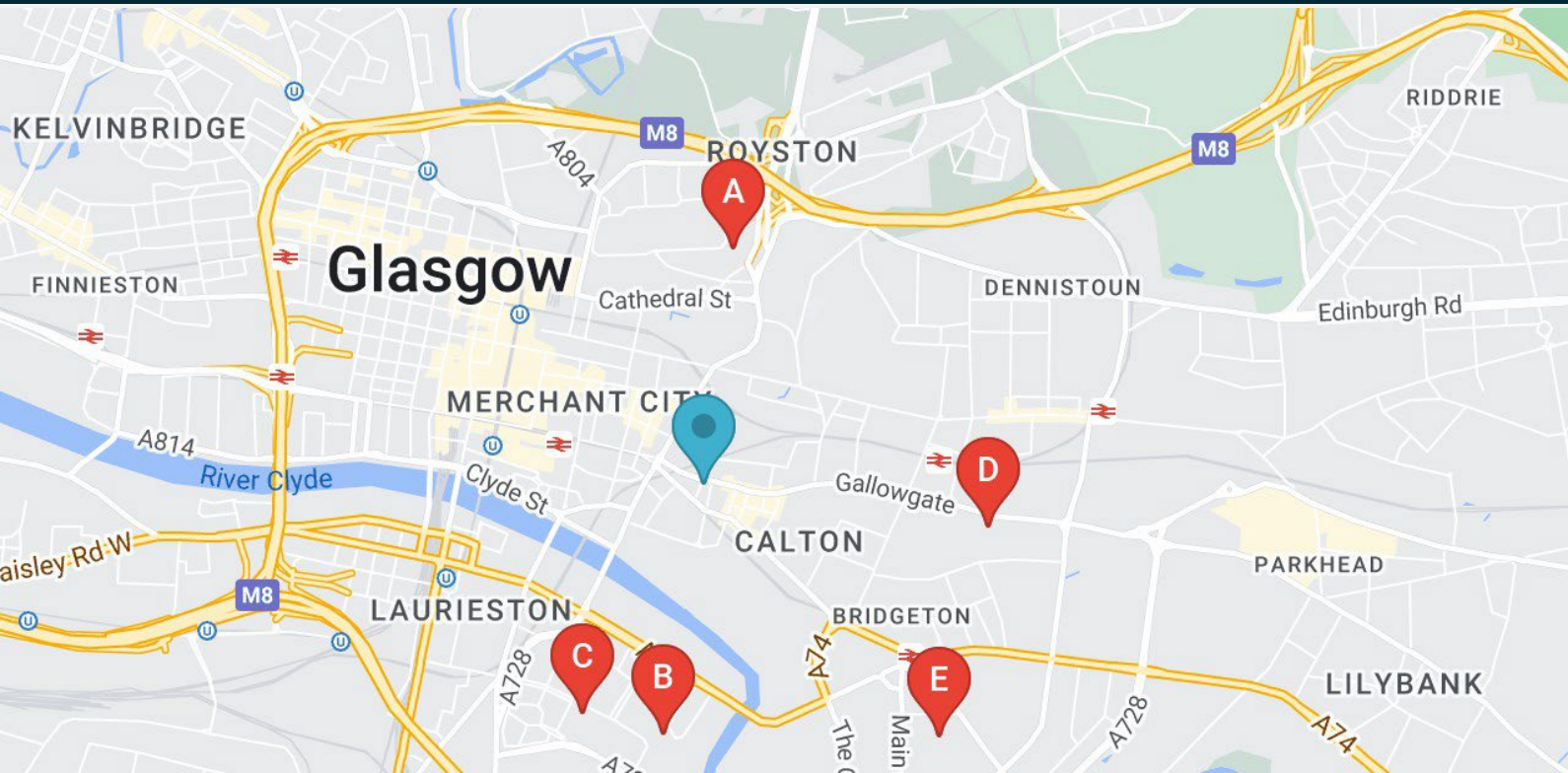
0.12 km

1 Flats/Maisonettes



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LOCAL SCHOOLS




NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A St Mungo's Primary School & Nursery Class	G4 0PX	Nursery, Primary	1.04 km	Not rated
B St Francis' Primary School & Nursery Class	G5 0PA	Nursery, Primary	1.10 km	Not rated
C Blackfriars Primary School	G5 0SS	Primary	1.14 km	Not rated
D St Mungo's Academy	G40 2RA	Secondary	1.26 km	Not rated
E Sacred Heart Primary School	G40 4AR	Primary	1.51 km	Not rated



Contact Information

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