

# PROPERTY INVESTMENT SCHEDULE



60 Brownhill Road  
Glasgow  
G43 2AE

---



wesellrentedproperty.com

# PROPERTY DETAILS

60 Brownhill Road  
Glasgow  
G43 2AE

Offers in Excess of  
**£107,500**

## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this delightful 2-bedroom property in the Newlands area of Glasgow.

<b>Type of Home</b>	Flat	<b>Bedrooms</b>	2
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£595		
<b>Potential Rent</b>	£750		
<b>Yield</b>	See Pages 7-8		



wesellrentedproperty.com

# PROPERTY IMAGES



wesellrentedproperty.com

# PROPERTY IMAGES

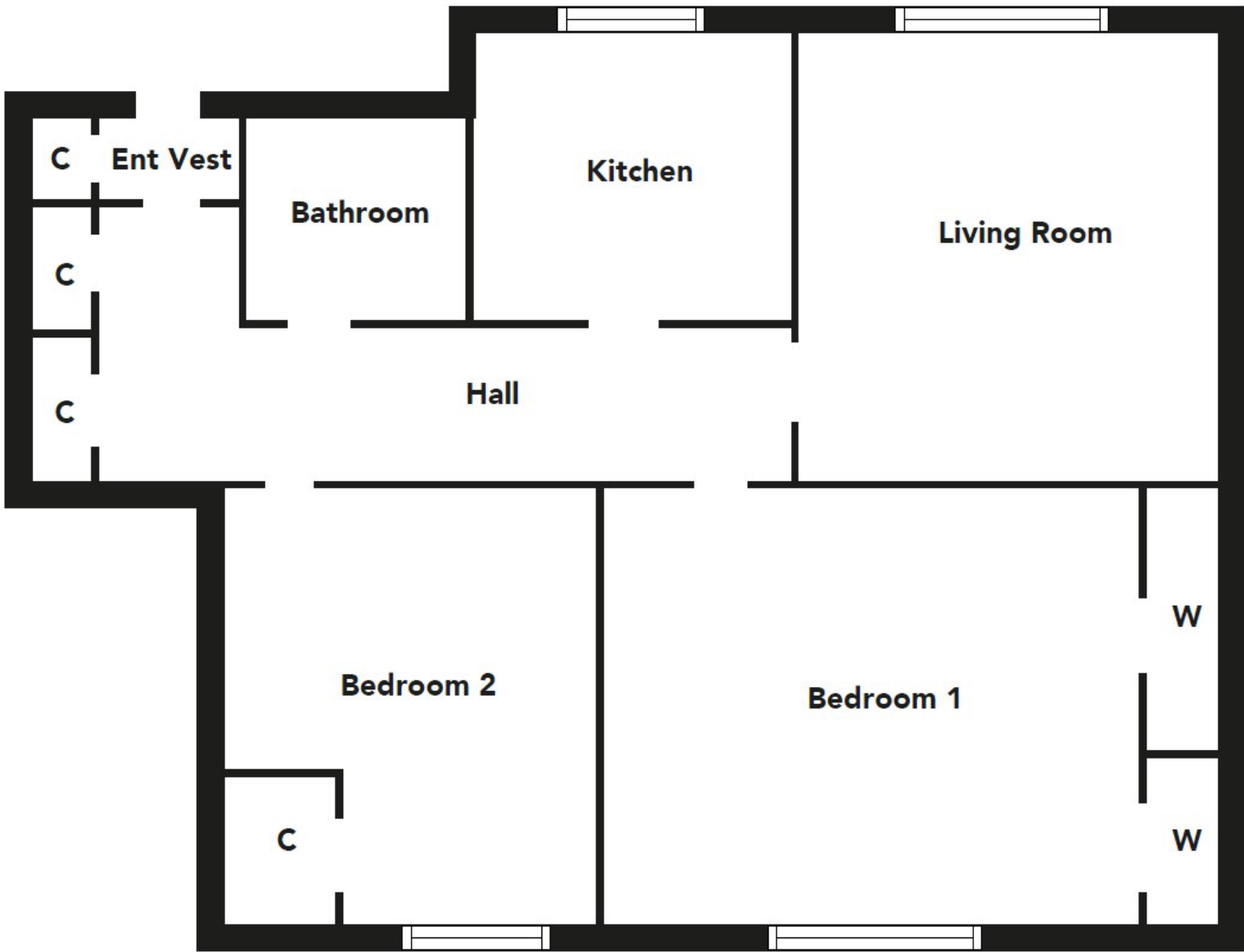


wesellrentedproperty.com

# PROPERTY IMAGES



# FLOORPLAN



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years.

**Page 7** – Current annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 8** - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 9** – Historic increase in value & potential future increase in value. Within the area.

**Page 10** – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



wesellrentedproperty.com

# RETURN AT CURRENT RENT

## £595 PCM

Cash Purchase Investment / Current Return = 6.1% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£110,000</b>	<b>Annual Income</b>	<b>£7,140</b>
LBTT	£6,600	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£117,600</b>	<b>Net Annual Income</b>	<b>£7,140</b>

BTL Mortgage Investment / Current Return = 8.59% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£27,500</b>	<b>Annual Income</b>	<b>£7,140</b>
LBTT	£6,600	Less Mortgage Int	£4,125
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£35,100</b>	<b>Net Annual Income</b>	<b>£3,015</b>

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



wesellrentedproperty.com



# RETURN AT POTENTIAL RENT £750 PCM

Cash Purchase Investment / Potential Return = 7.7% Yield

Investment		Income	
House Purchase Price	£110,000	Annual Income	£9,000
LBTT	£6,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£117,600	Net Annual Income	£9,000

BTL Mortgage Investment / Potential Return = 13.89% Yield

Investment		Income	
25% of Purchase Price	£27,500	Potential Annual Income	£9,000
LBTT	£6,600	Less Mortgage Int	£4,125
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£35,100	Net Annual Income	£4,875

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

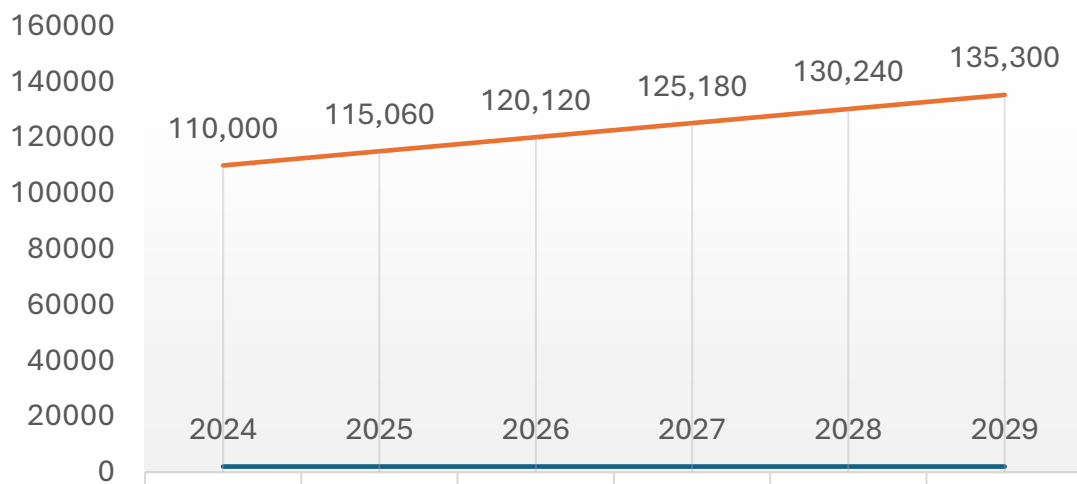


wesellrentedproperty.com

# PROJECTED FUTURE VALUE

House prices in the G43 area have increased by 23% in the last 5 years

### Potential Future Value - 5 years



YEAR	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	110,000	115,060	120,120	125,180	130,240	135,300

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



wesellrentedproperty.com

# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON CURRENT RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 52%

<b>Cash Investment</b>	<b>£117,600</b>
5 Year Income	£35,700
Potential Increase in Value	£25,300
<b>Total Potential Return</b>	<b>£61,000</b>

BTL Mortgage Investment / Potential Total Return 115%

<b>Cash Investment</b>	<b>£35,100</b>
5 Year Net Income	£15,075
Potential Increase in Value	£25,300
<b>Total Potential Return</b>	<b>£40,375</b>



wesellrentedproperty.com

# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 60%

<b>Cash Investment</b>	<b>£117,600</b>
5 Year Income	£45,000
Potential Increase in Value	£25,300
<b>Total Potential Return</b>	<b>£70,300</b>

BTL Mortgage Investment / Potential Total Return 142%

<b>Cash Investment</b>	<b>£35,100</b>
5 Year Net Income	£24,375
Potential Increase in Value	£25,300
<b>Total Potential Return</b>	<b>£49,675</b>



wesellrentedproperty.com

# 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)



wesellrentedproperty.com

# LOCAL SALES ACTIVITY

## Comparable sale properties



**£95,000**

3/1, 7 Kirkoswald Road, Glasgow G43 2YG

Distance: 0.01 miles

Flat Sale date: Nov 2021

Sale date: Nov 2021  
Price: £95,000



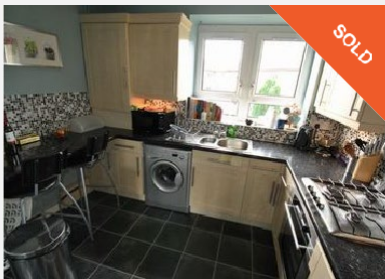
**£117,225**

1/1, 128 Mossgiel Road, Glasgow G43 2BX

Distance: 0.02 miles

Sale date: Jun 2021

Sale date: Jun 2021  
Price: £117,225



**£117,525**

2/1, 130 Mossgiel Road, Glasgow G43 2BX

Distance: 0.04 miles

2 Flat / Freehold Sale date: May 2020

Sale date: May 2020 Apr 2005  
Price: £117,525 £77,321



**£129,500**

87 Lochlea Road, Glasgow G43 2YQ

Distance: 0.04 miles

2 Flat Sale date: Mar 2022

Sale date: Mar 2022 Nov 2007  
Price: £129,500 £115,000



**£115,000**

120 Lochlea Road, Glasgow G43 2BU

Distance: 0.05 miles

3 Flat / Freehold Sale date: Sep 2021

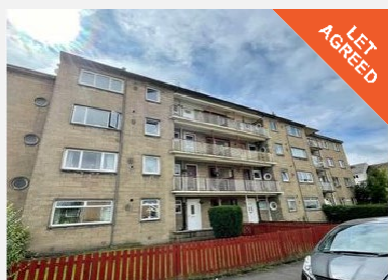
Sale date: Sep 2021 Mar 2010 Feb 2005 May 2003  
Price: £115,000 £84,000 £83,500 £18,000  
May 2003  
£60,000



wesellrentedproperty.com

# LOCAL LETTINGS ACTIVITY

## Comparable rental properties



**F** **£750 pcm (£173 pw)**  
7 Kirkoswald Road, Glasgow G43 **ARCHIVED** **Distance: 0.01 miles**

**3** **Flat**

Available now. Located on the popular Kirkoswald Road in the South Side - this spacious three double bedroom flat is located on the preferred 1st floor and offered to the rental market part ...



**G** **£750 pcm (£173 pw)**  
Kirkoswald Road, Thornliebank, Glasgow G43 **ARCHIVED** **Distance: 0.01 miles**

**2** **Flat**

Available now! Bright, spacious 2 bed part furnished main door flat in Newlands. Compromises; Hall, 2 Bedrooms, lounge, kitchen and bathroom. With on street parking, council tax Band B.



**H** **£675 pcm (£156 pw)**  
1/1 20 Ellisland Road, Glasgow G43 **ARCHIVED** **Distance: 0.16 miles**

**2** **Flat**

Video tour available Available now \*price reduced by £75PCM\* First floor, two double bedroom, freshly decorated and furnished apartment in sought after Newlands with an amazing amount of storage ...



**I** **£850 pcm (£196 pw)**  
Ellisland Road, Glasgow G43 **ARCHIVED** **Distance: 0.16 miles**

**2** **Flat**

Available now! This two bedroom unfurnished accommodation is offered to the market on an unfurnished basis. Early viewing is advised.



**J** **£895 pcm (£207 pw)**  
Auldhouse Road, Newlands, Glasgow G43 **ARCHIVED** **Distance: 0.21 miles**


**3** **Terraced house**


This fabulous modern end terraced villa occupies a delightful position opposite Auldhouse Park and offers, entrance hall, bright dual aspect living/dining room, fitted kitchen, 3 double bedrooms ...



wesellrentedproperty.com

# Contact Information

 0141 319 7553

 [info@wesellrentedproperty.com](mailto:info@wesellrentedproperty.com)

 [www.wesellrentedproperty.com](http://www.wesellrentedproperty.com)

## Head Office

New Alderston House  
3 Dove Wynd, Bellshill, ML4 3FB

### DISCLAIMER

All reasonable efforts have been made by We Sell Rented Property Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

We Sell Rented Property Ltd. accepts zero liability for any, and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by We Sell Rented Property Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141 319 7553 or visit <https://www.wesellrentedproperty.com>. To opt out of future communication, contact us at [info@wesellrentedproperty.com](mailto:info@wesellrentedproperty.com).



wesellrentedproperty.com