

LET PROPERTY PACK

INVESTMENT INFORMATION

Orchard Brae Hamilton,
ML3 6JD

186835496

 www.letproperty.co.uk





Property Description

Our latest listing is in Orchard Brae Hamilton, ML3 6JD

Get instant cash flow of **£895.00** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With a long term tenant currently situated that has kept the flat in great condition and a Hamilton town centre location, this property will make for a fantastic long term investment for an investor.

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



Orchard Brae Hamilton,
ML3 6JD

186835496



Property Key Features

2 Bedroom

2 Bathroom

Great Condition

Bathroom & Ensuite

Factor Fees: £50.00

Current Rent: £895.00

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 195,000.00

25% Deposit	£48,750.00
Stamp Duty ADS @ 6%	£11,700.00
Legal Fees	£1,000.00
Total Investment	£61,450.00

Projected Investment Return



The monthly rent of this property is currently set at £895.00 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£895.00	£950
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Letting Fees	£89.50	£95.00
Total Monthly Costs	£763.88	£769.38
Monthly Net Income	£131.13	£180.63
Annual Net Income	£1,573.50	£2,167.50
Net Return	2.56%	3.53%

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 **£267.50**
Adjusted To

Net Return **0.44%**

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

Annual Net Income **-£757.50**
Adjusted To

Net Return **-1.23%**

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 £191,000.00.



2 bedroom flat for sale

Orchard Brae, Hamilton

NO LONGER ADVERTISED SOLD STC

Key features

Fabulous Top Floor Apartment | Stunning Views | Sizeable Lounge | Fitted Kitchen | Two Bedrooms & Master En-Suite | Family Bathroom | Communal ...

Marketed from 11 Jul 2022 to 16 Nov 2022 (127 days) by Residence Estate Agents, Hamilton

+ Add to report

- Great condition
- Bathroom and ensuite
- Offers over £185,000
- Sold for £191,000 in 2022

[19 ORCHARD BRAE, HAMILTON, ML3 6JD](#)

15-09-2022

£191,000

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 £191,000.00.



2 bedroom apartment for sale

Orchard Brae, Hamilton

NO LONGER ADVERTISED UNDER OFFER

Key features

High Ceilings | Landscaped Gardens | Secure Entry System | Top Floor Flat
| Two Bedrooms | Lift

Marketed from 16 Nov 2020 to 23 Apr 2021 (157 days) by Momo Homes, Hamilton

+ Add to report

Sold price history

12 Mar 2021 £178,500

- Good condition
- Bathroom and ensuite
- Offers over £170,000
- Sold for £178,500 in 2021

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995.00 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

Orchard Brae, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED LET AGREED

Key features

Upgraded accommodation and neutral decor throughout | Quality fittings and fixtures throughout | Gas central heating and double glazing | Small ...

Marketed from 13 Oct 2022 to 8 Nov 2022 (25 days) by Residence Estate Agents, Hamilton

+ Add to report



£950 pcm

2 bedroom house

Auchingramont Road, Hamilton

NO LONGER ADVERTISED LET AGREED

Key features

Available Now | Ground Floor Apartment | Two Double Bedrooms | Open Plan Living | Allocated Parking for 1 Car | Highly Sought Location | ...

Marketed from 8 Sep 2022 to 26 Sep 2022 (18 days) by Slater Hogg & Howison Lettings, Hamilton

+ 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 Short Assured Tenancy Agreement In Place: **Yes**
- ✓ Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **2 years +**
- ✓ Pets: **None**
- ✓ 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

Orchard Brae Hamilton, ML3 6JD

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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