

LET PROPERTY PACK

INVESTMENT INFORMATION

Earnock Street, Hamilton,
ML3 9DZ

189248552

 www.letproperty.co.uk





Property Description

Our latest listing is in Earnock Street, Hamilton, ML3 9DZ

Get instant cash flow of **£425.00** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

With great potential rental returns, a good location with easy main road access into Hamilton town centre and tenants currently situated, this flat will prove to be a rewarding addition to an investors portfolio.

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



Earnock Street, Hamilton,
ML3 9DZ

189248552



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £425.00

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £425.00 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£425.00	£500
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£42.50	£50.00
Total Monthly Costs	£245.00	£252.50
Monthly Net Income	£180.00	£247.50
Annual Net Income	£2,160.00	£2,970.00
Net Return	11.02%	15.15%

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 **£1,970.00**
Adjusted To

Net Return **10.05%**

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

Annual Net Income **£2,070.00**
Adjusted To

Net Return **10.56%**

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 £75,000.00.



2 bedroom flat for sale

Marswood Green, Hamilton

NO LONGER ADVERTISED UNDER OFFER

Key features

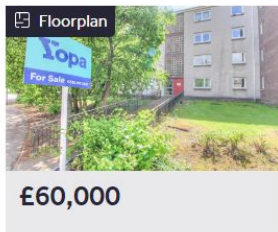
Ground Floor | 2 Bedrooms | Central Heating and Double Glazing | Modern Fitted Kitchen | Fitted Bathroom | On street parking | Communal Gardens

Marketed from 26 Jan 2022 to 31 Mar 2022 (63 days) by Momo Homes, Wishaw

Sold price history

30 Mar 2022 £75,000

+ Add to report



2 bedroom flat for sale

Ann Court, Hamilton

NO LONGER ADVERTISED SOLD STC

Key features

Generous Size Living Room | Two Double Bedrooms | Fantastic Storage Space | Security Entry System | Gas Central Heating | Dining Kitchen | ...

Marketed from 19 May 2022 to 3 Aug 2022 (75 days) by Yopa, Scotland

Sold price history

1 Aug 2022 £73,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650.00 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Ann Street, Hamilton, ML3

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | 1st Floor Flat | All white goods included | Band A Council Tax | ...

SOLD PRICE HISTORY



£625 pcm

2 bedroom apartment

Sutherland Crescent, Hamilton

+ Add to report

NO LONGER ADVERTISED

LET AGREED






AVAILABLE NOW | Two Double Bedrooms | Furnished (No Bed In Second Bedroom) | Top Floor | Gas Cent...

Marketed from 24 Aug 2022 to 1 Sep 2022 (8 days) by Slater Hogg & Howison Lettings, Hamilton

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 +**
-  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

Earnock Street, Hamilton, ML3 9DZ

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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