

LET PROPERTY PACK

INVESTMENT INFORMATION

Hillcrest Carmunnock,
Clarkston, Glasgow G76
9DS

201102532

 www.letproperty.co.uk





Property Description

Our latest listing is in Hillcrest Carmunnock, Clarkston, Glasgow G76 9DS

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Hillcrest Carmunnock,
Clarkston, Glasgow G76
9DS

201103089



Property Key Features

4 bedroom

2 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £0.00

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £285,000 and borrowing of £213,750.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 285,000.00

25% Deposit	£71,250.00
Stamp Duty ADS @ 6%	£17,100.00
Legal Fees	£1,000.00
Total Investment	£89,350.00

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.



Returns Based on Rental Income	£1,500
Mortgage Payments on £213,750.00 @ 4%	£712.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£150.00
Total Monthly Costs	£877.50
Monthly Net Income	£622.50
Annual Net Income	£7,470.00
Net Return	8.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,470.00**
Adjusted To

Net Return **5.00%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£3,195.00**
Adjusted To

Net Return **3.58%**

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 £255,000.



3 bedroom semi-detached house for sale

Sycamore Way, Carmunnock, Glasgow, G76

+ Add to report

NO LONGER ADVERTISED

3 Bedrooms | Lounge | Dining Kitchen | En-Suite | Bathroom | Walk in condition | Stunning views t...

£255,000

Floorplan

SOLD PRICE HISTORY	
1 Aug 2023	£292,000
26 Oct 2015	£218,000
17 Jun 2008	£227,500



2 bedroom flat for sale

Hillcrest, Carmunnock, Glasgow, G76 9DS

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Ground floor cottage flat | 2 bedrooms with storage | Large lounge | Modern kitchen | Modern bath...

£115,000

Floorplan

Marketed from 8 Dec 2020 to 28 Apr 2021 (140 days) by Clyde Property, Clarkston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm



Floorplan

4 bedroom terraced house

Williamwood Park West, Netherlee, Glasgow , G44 3TE

+ Add to report

NO LONGER ADVERTISED LET AGREED

Sandstone Exterior | Hard Wood Flooring | Large Converted Attic | Abundance of Space | Fresh N...

SOLD PRICE HISTORY

29 Jul 2016

£365,000



£2,150 pcm

4 bedroom semi-detached house

Clarkston Road, Clarkston, East Renfrewshire, G44

+ Add to report

NO LONGER ADVERTISED

Four Bedrooms | Semi-detached Red Sandstone Villa | Large Driveway | Private Gardens | Excellent ...

SOLD PRICE HISTORY

3 Aug 2017

£493,123

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



 www.letproperty.co.uk

Hillcrest Carmunnock, Clarkston, Glasgow
G76 9DS

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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