

LET PROPERTY PACK

INVESTMENT INFORMATION

Hillcrest Carmunnock, Clarkston, Glasgow G76 9DS

201102532











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 a great long term investment for an investor.

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







Hillcrest Carmunnock, Clarkston, Glasgow G76 9DS

201103089



4 bedroom

2 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £0.00

Market Rent: £1,500

Lounge







Kitchen



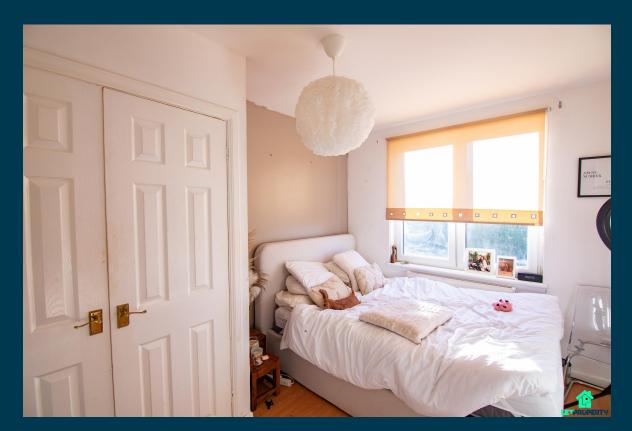






Bedrooms









Bathroom







Exterior









Initial Outlay





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



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.



£255,000

Floorplan

3 bedroom semi-detached house for sale

Sycamore Way, Carmunnock, Glasgow, G76

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY

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

+ Add to report

+ Add to report



£115.000

2 bedroom flat for sale

Hillcrest, Carmunnock, Glasgow, G76 9DS

NO LONGER ADVERTISED UNDER OFFER

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

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

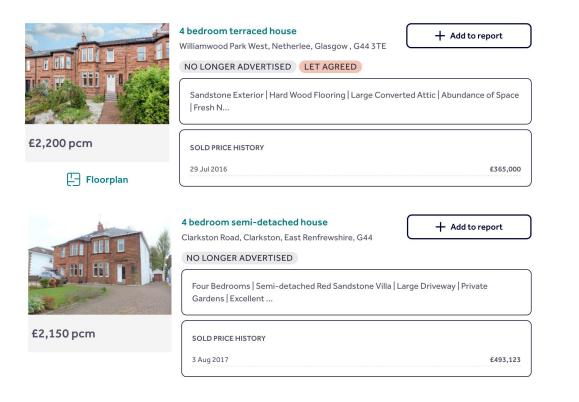


Floorplan

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.



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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Hillcrest Carmunnock, Clarkston, Glasgow G76 9DS

PROPERTY ID: 12345678

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.

