

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Hillcrest Carmunnock, Clarkston, Glasgow, G76 9DR

201102997











## **Property Description**

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

This property has a potential to rent for £1,500 which would provide the investor a Gross Yield of 6.9% 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 9DR

20110299'/



3 bedroom

2 bathroom

**Great Condition** 

Close proximity to valuable amenities

Factor Fees: £0.00

Market Rent: £1,500

## Lounge







## Kitchen









## Bedrooms









## **Bathroom**





## Exterior









## **Initial Outlay**





Figures based on assumed purchase price of £260,000 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£65,000.00** 

Stamp Duty ADS @ 6% **£15,600.00** 

Legal Fees £1,000.00

Total Investment £81,600.00

### **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 £195,000.00 @ 4%	£650.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£150.00
Total Monthly Costs	£815.00
Monthly Net Income	£685.00
Annual Net Income	£8,220.00
Net Return	10.07%

### **Return Stress Test Analysis** Report





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

£5,220.00

Annual Net Income

**Adjusted To** 

Net Return 6.40%

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

Annual Net Income

£4,320.00

Adjusted To

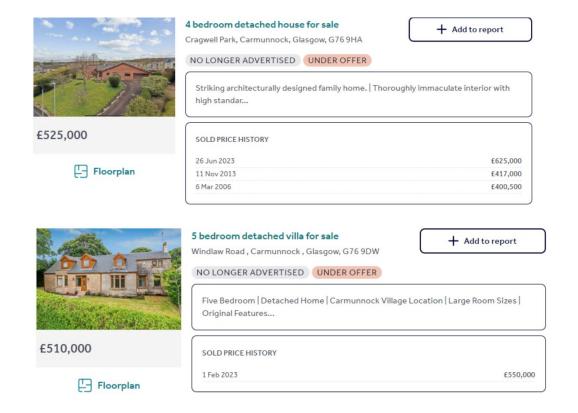
Net Return

**5.29%** 

### 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 £525,000.



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property**Management.



£1,700 pcm

#### 3 bedroom end of terrace house

240, Newford Grove, Glasgow, G76 8QZ

NO LONGER ADVERTISED

LET AGREED

Available Now; The accommodation is immaculately presented throughout and extends to entrance hal...

Marketed from 14 Mar 2023 to 17 Apr 2023 (34 days) by Zone, Glasgow



£1,550 pcm

#### 3 bedroom semi-detached house

Clarkston Road, Glasgow

NO LONGER ADVERTISED

THREE BEDROOMS | UNFURNISHED | GAS CENTRAL HEATING | GARDEN | DRIVEWAY | COUNCIL TAX BAND E | EPC...

 ${\bf Marketed\,from\,7\,Sep\,2023\,to\,27\,Nov\,2023\,(80\,days)}\ {\bf by\,Penny\,Lane\,Homes\,Ltd}, Renfrew$ 

+ Add to report

+ 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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



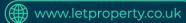
Fully compliant tenancy: N/A

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 9DR

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.

