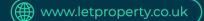


LET PROPERTY PACK

INVESTMENT INFORMATION

Lomond Crescent Cumbernauld, Glasgow, G67 4JJ

203458316











Property Description

Our latest listing is in Lomond Crescent Cumbernauld, Glasgow, G67 4JJ

Get instant cash flow of £650 per calendar month with a 6.5% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 10.0% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Lomond Crescent Cumbernauld, Glasgow, G67 4JJ

203458316



3 bedroom

1 bathroom

Great Condition

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £650

Market Rent: £1,000

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£30,000.00**

Stamp Duty ADS @ 6% **£7,200.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £38,200.00

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.

The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

| Returns Based on Rental Income | £650 | £1,000 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £90,000.00 @ 5% | £375.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | N/A | |
| Letting Fees | £65.00 | £100.00 |
| Total Monthly Costs | £455.00 | £490.00 |
| Monthly Net Income | £195.00 | £510.00 |
| Annual Net Income | £2,340.00 | £6,120.00 |
| Net Return | 6.13% | 16.02% |

Return Stress Test Analysis Report





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

£4,120.00

Annual Net Income

Adjusted To

Net Return

10.79%

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

Annual Net Income

£4,320.00

Adjusted To

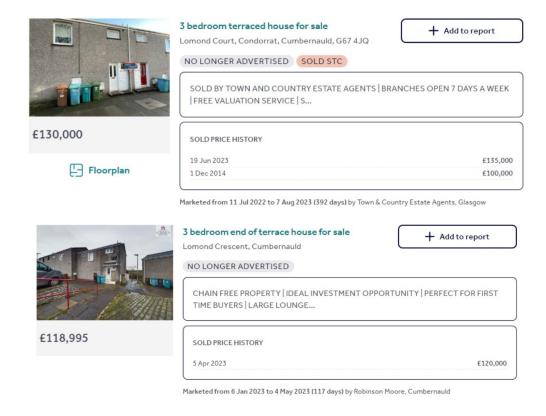
Net Return

11.31%

Sale Comparables Report



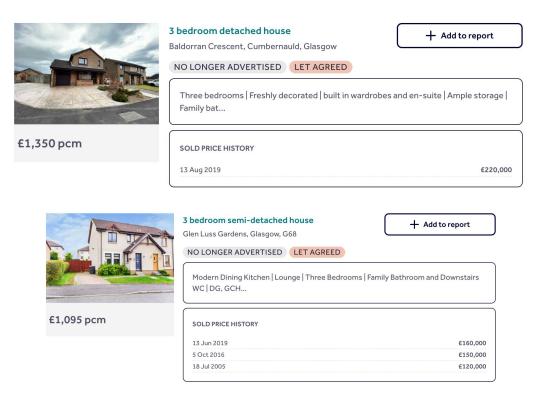
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 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: Yes



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

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

Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Lomond Crescent Cumbernauld, Glasgow, G67 4JJ

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.

