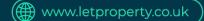


## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Gibb Street Chapelhall, Airdrie, ML6

204482921











#### **Property Description**

Our latest listing is in Gibb Street Chapelhall, Airdrie, ML6

Get instant cash flow of £575 per calendar month with a 8.1% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 9.9% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Gibb Street Chapelhall, Airdrie, ML6



2 bedrooms

1 bathroom with WC

**Double Glazed Window** 

**Garden Ground** 

Factor Fees: £0.00

**Ground Rent: N/A** 

Lease Length: N/A

**Current Rent: £575** 

Market Rent: £700

204482921

## Lounge









## Kitchen









## **Bedrooms**









## **Bathroom**







## **Exterior**









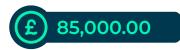
## **Initial Outlay**





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£21,250.00** 

Stamp Duty ADS @ 6% **£5,100.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £27,350.00

## **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.

The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

Returns Based on Rental Income	£575	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£57.50	£70.00
Total Monthly Costs	£338.13	£350.63
Monthly Net Income	£236.88	£349.38
Annual Net Income	£2,842.50	£4,192.50
Net Return	10.39%	15.33%

#### Return Stress Test Analysis Report





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

Annual Net Income

£2,792.50

Adjusted To

Net Return

10.21%

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

Annual Net Income

£2,917.50

Adjusted To

Net Return

10.67%

#### 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 £87,000.





#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



#### 2 bedroom flat

Tollcross Road, Glasgow, G32

+ Add to report

#### CURRENTLY ADVERTISED

Unique Mansionhouse conversion | Open plan living | Impressive Lounge | Spacious dining | Fully f...

£1,200 pcm

Marketed from 3 Apr 2024 by Unicorn Homes.co.uk, Glasgow



#### 2 bedroom flat

Auckland Wynd, Glasgow

+ Add to report

#### NO LONGER ADVERTISED

2 Bedrooms | 2 Bathrooms | Furnished Property | Sorry, No Pets Allowed | Private Resident's Parki...

£1,150 pcm

Marketed from 1 Sep 2022 to 2 Sep 2022 by Maclay Property Ltd, Glasgow

#### **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: **0-2 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.





# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Gibb Street Chapelhall, Airdrie, ML6



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.