

LET PROPERTY PACK

INVESTMENT INFORMATION

Freeland Lane East
Kilbride Glasgow G75

203690393

 www.letproperty.co.uk





Property Description

Our latest listing is in Freeland Lane East Kilbride Glasgow G75

Get instant cash flow of **£330** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** 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...



Freeland Lane East
Kilbride Glasgow G75

203690393



Property Key Features

1 Bedroom

1 Bathroom

Double glazed window

Garden Ground

Factor Fees: TBC

Ground Rent: N/A

Lease Length: N/A

Current Rent: £330

Market Rent: £550

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	£3,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£54,000

Projected Investment Return



The monthly rent of this property is currently set at £330 per calendar month but the potential market rent is

£ 550



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	£330	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£33.00	£55.00
Total Monthly Costs	£78.00	£100.00
Monthly Net Income	£252.00	£450.00
Annual Net Income	£3,024.00	£5,400.00
Net Return	5.60%	10.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,300**
Adjusted To

Net Return **7.96%**



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 £65,000.



£55,000



1 bedroom apartment for sale

Freeland Lane, Murray, EAST KILBRIDE

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

* Beautifully Presented & Spacious One Bedroom Ground Floor Apartment * Excellent Location Close ...

SOLD PRICE HISTORY

31 Mar 2023	£65,000
3 Jul 2008	£70,995
15 Jun 2006	£50,000

Marketed from 28 Feb 2023 to 30 Mar 2023 (29 days) by Home Connexions, East Kilbride



£55,000

1 bedroom ground floor flat for sale

Freeland Lane, The Murray, East Kilbride G75

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Central location | Immaculate | Gas central heating (new boiler) | UPVC double-glazing | Modern k...

SOLD PRICE HISTORY

3 Mar 2022	£60,000
18 Dec 2007	£67,000

Marketed from 26 Aug 2021 to 23 Sep 2021 (28 days) by Joyce Heeps Homes, East Kilbride

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom apartment

Rosslyn Avenue, Rutherglen

+ Add to report

NO LONGER ADVERTISED

LET AGREED

****AVAILABLE NOW**** | Well presented upper conversion | Beautifully furnished throughout | Enclosed...

SOLD PRICE HISTORY



£975 pcm

1 bedroom flat

Earnshaw Lane, East Kilbride, South Lanarkshire, G75

+ Add to report

NO LONGER ADVERTISED






Modern Apartment | New Build Cala Home | Lift Access | Private Parking | Preferred First Floor Po...

Marketed from 27 Nov 2023 to 19 Jan 2024 (53 days) by THOMSON RESIDENTIAL, 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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

Freeland Lane East Kilbride Glasgow G75

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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