

LET PROPERTY PACK

INVESTMENT INFORMATION

Silverbanks Court,
Cambuslang, Glasgow, G72

205097738

 www.letproperty.co.uk





Property Description

Our latest listing is in Silverbanks Court, Cambuslang, Glasgow, G72

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 **£876** which would provide the investor a Gross Yield of **8.8%** 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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge and Kitchen

Storage Room

Factor Fees: £0.00

Current Rent: £650

Market Rent: £876

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 120,000.00

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



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

£ 876

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	£650	£876
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£65.00	£87.60
Total Monthly Costs	£455.00	£477.60
Monthly Net Income	£195.00	£398.40
Annual Net Income	£2,340.00	£4,780.80
Net Return	6.13%	12.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,028.80**
Adjusted To

Net Return **7.93%**

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

Annual Net Income **£2,980.80**
Adjusted To

Net Return **7.80%**

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 £115,000.



£115,000

2 bedroom flat for sale

56 Silverbanks Court, Cambuslang G72 7FN

CURRENTLY ADVERTISED SOLD STC

+ Add to report

Spacious modern 1st Floor Flat | Large main lounge with French doors | Modern upgraded breakfasti...

SOLD PRICE HISTORY



£105,000

2 bedroom flat for sale

54 Silverbanks Court, Cambuslang G72 7FN

CURRENTLY ADVERTISED SOLD STC

+ Add to report

Nicely presented modern 1st Floor Flat | Hall, large lounge with open view and French doors | Wel...

Marketed from 26 Feb 2024 by Property Bureau, Bearsden

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom flat

Silverbanks Court, Cambuslang, Glasgow, G72 7FN

+ Add to report

NO LONGER ADVERTISED

Built in wardrobes | Close To Amenities | Council Tax Band - C | Double Glazing | Gas Central Hea...

SOLD PRICE HISTORY



£675 pcm

2 bedroom flat

Silverbanks Court, Glasgow, G72

+ Add to report

NO LONGER ADVERTISED LET AGREED






Sought After Development | Gas Central Heating & Double Glazing | Close to all local Amenities |...

SOLD PRICE HISTORY

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: **2 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.



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G72

PROPERTY ID: 12345678

Interested in this
property investment?

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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