

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Silverbanks Court,  
Cambuslang, Glasgow, G72

205097738

 [www.letproperty.co.uk](http://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...



Silverbanks Court,  
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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge and Kitchen**

**Storage Room**

**Factor Fees: £50 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**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%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£40,600.00

# 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	£50.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£87.60
Total Monthly Costs	£505.00	£527.60
Monthly Net Income	£145.00	£348.40
Annual Net Income	£1,740.00	£4,180.80
Net Return	4.29%	10.30%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,428.80**  
Adjusted To

Net Return                      **5.98%**

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

Annual Net Income      **£2,380.80**  
Adjusted To

Net Return                      **5.86%**

# 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 Heating...

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**



Current term of tenancy: **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.



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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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