

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Glen Isla East, Kilbride,  
Glasgow, G74

204799437

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





## Property Description

Our latest listing is in Glen Isla East, Kilbride, Glasgow, G74

Get instant cash flow of **£490** per calendar month with a **6.9%** 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 location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.**

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



Glen Isla East, Kilbride,  
Glasgow, G74

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £12 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £490**

**Market Rent: £700**



# Lounge

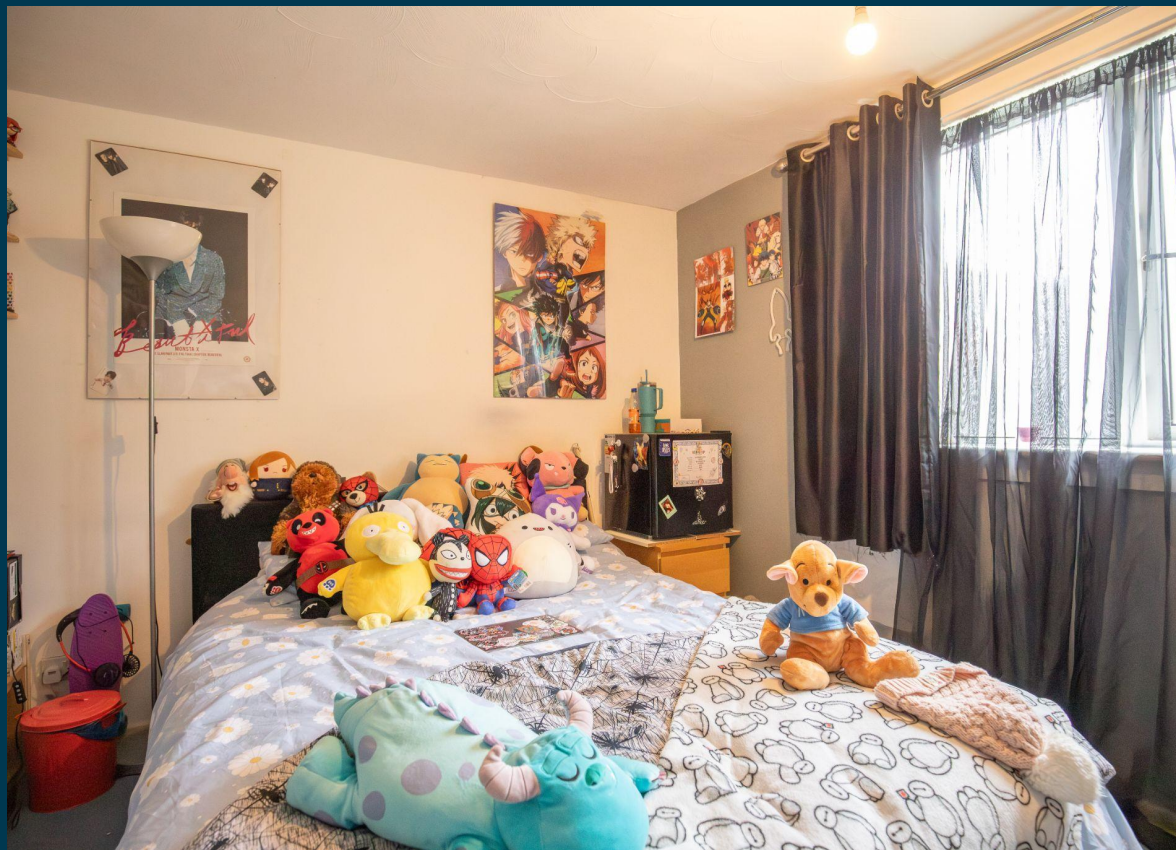




# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit

£21,250.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£29,050.00



# Projected Investment Return



The monthly rent of this property is currently set at £490 per calendar month but the potential market rent is

£ 700



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	£490	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.00	
Ground Rent	Freehold	
Letting Fees	£49.00	£70.00
Total Monthly Costs	£341.63	£362.63
Monthly Net Income	£148.38	£337.38
Annual Net Income	£1,780.50	£4,048.50
Net Return	6.13%	13.94%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,648.50**  
Adjusted To

Net Return                      **9.12%**

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


Annual Net Income      **£2,773.50**  
Adjusted To

Net Return                      **9.55%**

# 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 £90,000.




**2 bedroom flat for sale**  
Glen Almond, St Leonards, East Kilbride

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Front and rear gardens | Ample parking | Close to Calderglen | Regular bus services | Close to al...


**£90,000**

 Floorplan

SOLD PRICE HISTORY

27 Apr 2022	£93,000
1 Apr 2022	£93,000

Marketed from 24 Oct 2021 to 10 Jan 2022 (78 days) by Joyce Heeps Homes, East Kilbride



**2 bedroom apartment for sale**  
Glen Mallie, St Leonards, EAST KILBRIDE

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

\*\*\*\*\*CLOSING DATE TUESDAY 5TH JANUARY AT 3PM. PLEASE FAX ALL OFFERS TO OR EMAIL sales. \*\*\*\*\*

Marketed from 18 Dec 2020 to 10 Jun 2021 (173 days) by Home Connexions, East Kilbride

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 2 bedroom terraced house

Glen Cally, St Leonards, East Kilbride

+ Add to report

NO LONGER ADVERTISED

LET AGREED

\*\*\*\* NEWLY DECORATED \*\*\*\* NEW CARPETS \*\*\*\* GAS C/H & D/G \*\*\*\*  
Newly redecorated, bright...

### SOLD PRICE HISTORY

9 Aug 2012	£84,000
9 Dec 2011	£70,000

Marketed from 18 May 2023 to 18 Jul 2023 (60 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns



£700 pcm

## 2 bedroom terraced house

Glen Bervie, East Kilbride, South Lanarkshire, G74

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Double glazing | Shower

Marketed from 17 Jan 2024 to 7 Mar 2024 (49 days) by Bensons Estate Agents, East Kilbride



# 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.



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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.



**LETPROPERTY**