

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mallots View, Newton  
Mearns, Glasgow, G77

188294840

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





## Property Description

Our latest listing is in Mallots View, Newton Mearns, Glasgow, G77

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Mallots View, Newton  
Mearns, Glasgow, G77

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Rear Garden Space**

**Parking**

**Factor Fees: £0.00**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
Stamp Duty ADS @ 6%	£11,400.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£60,800.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£1,000</b>
Mortgage Payments on £142,500.00 @ 5%	<b>£593.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£100.00</b>
<b>Total Monthly Costs</b>	<b>£708.75</b>
<b>Monthly Net Income</b>	<b>£291.25</b>
<b>Annual Net Income</b>	<b>£3,495.00</b>
<b>Net Return</b>	<b>5.75%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,495.00**  
Adjusted To

Net Return                      **2.46%**

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

Annual Net Income      **£645.00**  
Adjusted To

Net Return                      **1.06%**

# 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 £200,000.



£200,000

## 2 bedroom semi-detached house for sale

Cherrybank Gardens, Newton Mearns, Glasgow, G77

+ Add to report

NO LONGER ADVERTISED SOLD STC

Immaculately-presented, two-bedroom, semi-detached house with private gardens and monobloc drivew...

Marketed from 23 Oct 2020 to 19 Mar 2021 (146 days) by MOV8 Real Estate, Scotland Head Office



£170,000

## 2 bedroom terraced house for sale

Mallot's View, Newton Mearns, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

\*\*\*HOME REPORT £180,000\*\*\* A superb end-terraced villa situated in this hugely popular pocket of ...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 2 bedroom terraced house

Mallots View, Newton Mearns, G77 6FE

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Available Now | Residents parking | Two bedroom's | Unfurnished | Private rear garden | Gas centr...

SOLD PRICE HISTORY



£750 pcm

## 2 bedroom terraced house

Mallots View, East Renfrewshire, G77

+ Add to report

NO LONGER ADVERTISED

LET AGREED






Shower | Private parking | Private garden | Neutrally decorated | Laminate flooring | Double glaz...

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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

Mallots View, Newton Mearns, Glasgow,  
G77

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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