

LET PROPERTY PACK

INVESTMENT INFORMATION

Caird Gardens, Hamilton,
ML3

209953113

 www.letproperty.co.uk





Property Description

Our latest listing is in Caird Gardens, Hamilton, ML3

Get instant cash flow of **£600** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Caird Gardens, Hamilton,
ML3

209953113



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £960 per year

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £700

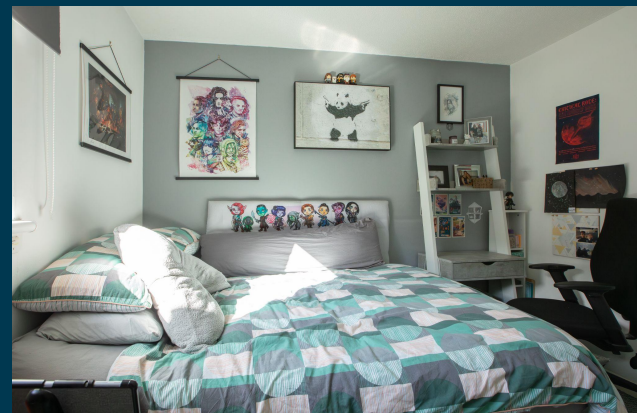
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £600 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	£600	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£960 per year	
Ground Rent	Freehold	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£467.50	£477.50
Monthly Net Income	£132.50	£222.50
Annual Net Income	£1,590.00	£2,670.00
Net Return	4.97%	8.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,270.00**
Adjusted To

Net Return **3.97%**

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


Annual Net Income **£1,170.00**
Adjusted To

Net Return **3.66%**

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 £120,000.




2 bedroom flat for sale

May Wynd, Hamilton, South Lanarkshire, ML3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Jul 2022 to 23 Nov 2022 (116 days) by YOUR MOVE, Hamilton


£120,000



EXECUTIVE APARTMENT | LIVING AREA WITH JULIET BALCONY | MODERN FITTED KITCHEN | EPC RATING: C | C...

Sold price history:	View
24/12/2020	£115,000
05/03/2013	£77,100

[View floor plan](#)




2 bedroom flat for sale

Park Holme Court, Hamilton

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 29 Mar 2021 to 6 Dec 2021 (251 days) by New Neighbours, Glasgow

£120,000



Central Location | Preferred First Floor Flat | Gas Central Heating | Double Glazed | Lovely Mode...

[View floor plan](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom apartment

+ Add to report

Park Holme Court, Hamilton

NO LONGER ADVERTISED LET AGREED

Marketed from 28 Apr 2021 to 1 Jun 2021 (34 days) by Slater Hogg & Howison Lettings, Hamilton

AVAILABLE 29th May | Second Floor Apartment | Two Double Bedrooms | Great Size Lounge | Recently ...

🏠 Sold price history:

View

05/02/2020

£120,000



£700 pcm

2 bedroom flat

+ Add to report

Tom Mccabe Gardens, Silverbell, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED LET AGREED






Marketed from 3 Jun 2016 to 8 Jan 2024 (2775 days) by Lowther Homes, Scotland

Modern Kitchen | Modern Bathroom | Gas Central Heating | Double Glazing | Private Parking | Contr...

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: **4 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.



Caird Gardens, Hamilton, ML3

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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