

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Mahon Court, Moodiesburn, Glasgow, G69

215376045











## **Property Description**

Our latest listing is in Mahon Court, Moodiesburn, Glasgow, G69

Get instant cash flow of £750 per calendar month with a 9.7% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Mahon Court, Moodiesburn, Glasgow, G69

2153'/6045



2 Bedrooms

1 Bathroom

**Spacious Lounge** 

**Good Condition** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

**Ground Lease: Freehold** 

Current Rent: £750

## Lounge









## Kitchen









## **Bedrooms**



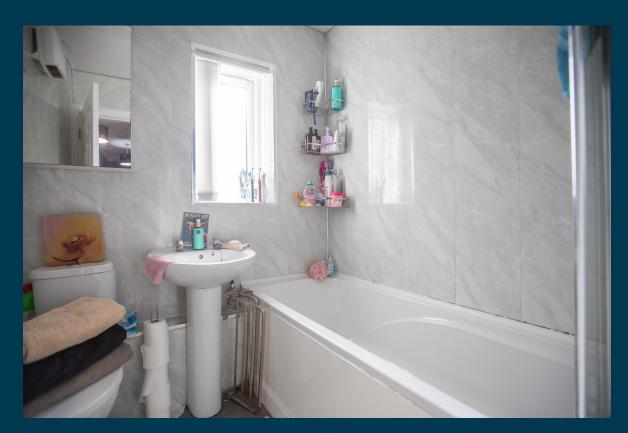






## Bathroom









## **Exterior**









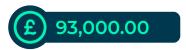
## **Initial Outlay**





Figures based on assumed purchase price of £93,000.00 and borrowing of £69,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£23,250.00** 

Stamp Duty ADS @ 6% **£5,580.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £29,830.00

### **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.

Returns Based on Rental Income	£750
Mortgage Payments on £69,750.00 @ 5%	£290.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	£0.00
Letting Fees	£75.00
Total Monthly Costs	£380.63
Monthly Net Income	£369.38
Annual Net Income	£4,432.50
Net Return	14.86%

### Return Stress Test Analysis Report





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

Annual Net Income

£2,932.50

Adjusted To

Net Return

9.83%

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

Annual Net Income

£3,037.50

Adjusted To

Net Return

10.18%

### 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 £95,000.



£95,000

£85,000

#### 2 bedroom flat for sale

+ Add to report

Mahon Court, Moodiesburn

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jun 2023 to 1 Nov 2023 (137 days) by CODA Estates Ltd, Glasgow



#### 2 bedroom flat for sale

+ Add to report

Mahon Court, Moodiesburn, Glasgow, G69 0QF

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Dec 2022 to 31 Mar 2023 (104 days) by Town & Country Estate Agents, Glasgow

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

#### 2 bedroom flat

Mahon Court, Moodiesburn, Glasgow, G69

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 14 Aug 2024 (5 days) by OpenRent, London



£625 pcm

#### 2 bedroom flat

Mahon Court, Moodiesburn

NO LONGER ADVERTISED

SED LET AGREED

Marketed from 16 Mar 2022 to 6 Apr 2022 (21 days) by CODA Estates Ltd, Glasgow

+ Add to report

+ Add to report

### **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: 1 year



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.







Interested in this

Call us on **0141 478 0985** 

Mahon Court, Moodiesburn, Glasgow, G69



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.