

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mahon Court,  
Moodiesburn, Glasgow,  
G69

215376045

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





## 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...



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Moodiesburn, Glasgow,  
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## Property Key Features

**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







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

£ 93,000.00

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	TBC
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

## 2 bedroom flat for sale

Mahon Court, Moodiesburn

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report



£85,000

## 2 bedroom flat for sale

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

+ Add to report



# 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

+ Add to report



**£625 pcm**

## 2 bedroom flat

Mahon Court, Moodiesburn

NO LONGER ADVERTISED

LET AGREED

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

+ 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.



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Mahon Court, Moodiesburn, Glasgow, G69

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.



**LETPROPERTY**