

LET PROPERTY PACK

INVESTMENT INFORMATION

William Drive, Hamilton, ML3 7RQ

218220165











Property Description

Our latest listing is in William Drive, Hamilton, ML3 7RQ

Get instant cash flow of £520 per calendar month with a 6.57% Gross Yield for investors.

This property has a potential to rent for £827 which would provide the investor a Gross Yield of 10.45% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







William Drive, Hamilton, ML3 7RQ



2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £827

218220165

Lounge







Kitchen





Bedrooms





Bathroom





Exterior





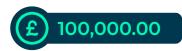
Initial Outlay





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

PROPERTY VALUATION



25% Deposit **£25,000.00**

Stamp Duty ADS @ 8% **£8,000.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £34,000.00

Projected Investment Return





The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is



| Returns Based on Rental Income | £520 | £827 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £75,000.00 @ 5% | £312.50 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | Freehold | |
| Letting Fees | £52.00 | £82.70 |
| Total Monthly Costs | £379.50 | £410.20 |
| Monthly Net Income | £140.50 | £416.80 |
| Annual Net Income | £1,686.00 | £5,001.60 |
| Net Return | 4.96% | 14.71% |

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.

Return Stress Test Analysis Report





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

Annual Net Income

£3,347.60

Adjusted To

Net Return

9.85%

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

Annual Net Income

£3,501.60

Adjusted To

Net Return

10.30%

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 £109,995.



2 bedroom terraced house for sale

+ Add to report

Highstonehall Road, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED

Marketed from 10 May 2024 to 14 Nov 2024 (188 days) by Aquila Management Services, Airdrie

2 bedrooms | Dining kitchen | Freshly painted throughout | GCH | DG | Enclosed rear garden

£109,995

£105,000



2 bedroom terraced house for sale

+ Add to report

Tay Gardens, Hamilton

NO LONGER ADVERTISED UNDER OFFER

Marketed from 25 Mar 2024 to 23 Aug 2024 (151 days) by Momo Homes, Hamilton

Mid Terrace | Two Bathrooms | Beautifully Presented | Bright and Spacious | Front facing lounge ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.





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.







0141 478 0985

Interested in this

property investment?

William Drive, Hamilton, ML3 7RQ

property seller or by a 3rd party RICS Chartered Surveyor.



