

LET PROPERTY PACK

INVESTMENT INFORMATION

Jarvie Crescent, Kilsyth,
G65 0LN

197804237

 www.letproperty.co.uk





Property Description

Our latest listing is in Jarvie Crescent, Kilsyth, G65 0LN

Get instant cash flow of **£440.00** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£500.00** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Jarvie Crescent, Kilsyth,
G65 0LN

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Property Key Features

1 Bedroom

1 Bathroom

Large Rooms

Garden Grounds

Factor Fees: £0.00

Current Rent: £440.00

Market Rent: £500.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £440.00 per calendar month but the potential market rent is

£ 500.00



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	£440.00	£500.00
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£44.00	£50.00
Total Monthly Costs	£262.13	£268.13
Monthly Net Income	£177.88	£231.88
Annual Net Income	£2,134.50	£2,782.50
Net Return	10.09%	13.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,782.50**
Adjusted To

Net Return **8.43%**

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

Annual Net Income **£1,807.50**
Adjusted To

Net Return **8.55%**

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 £80,000.00.



£80,000

2 bedroom flat for sale

Jarvie Crescent, Kilsyth, G65

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

2 Bed Upper Floor Flat | 1.5 Garage and Driveway | Modern Interior | Nearly New Kitchen & Bathroo...

SOLD PRICE HISTORY

14 Sep 2021	£107,500
31 Dec 2003	£40,000



£64,995

1 bedroom flat for sale

Manse Road, Kilsyth

+ Add to report

NO LONGER ADVERTISED SOLD STC

Attractive modern interior | Section of private rear garden | Contemporary décor | Modern fit...

SOLD PRICE HISTORY

22 Dec 2021	£82,500
17 May 2017	£57,995
4 Jul 2008	£55,200



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595.00 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

18 Backbrae Street, Glasgow, G65 0NH

+ Add to report

NO LONGER ADVERTISED

COUNCIL TAX- B | WHITE GOODS | GAS CENTRAL HEATING | SPACIOUS

Marketed from 16 Jan 2017 to 28 Apr 2023 (2293 days) by KeyCentral Property Management Ltd, Cumbernauld



£525 pcm

1 bedroom flat

Manse Road, Kilsyth, North Lanarkshire, G65

+ Add to report

CURRENTLY ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer






SOLD PRICE HISTORY

5 Jun 2023	£39,999
12 Nov 2015	£43,450

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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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

Jarvie Crescent, Kilsyth, G65 0LN

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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