

PROPERTY INVESTMENT SCHEDULE



100 Hawthorn Drive
Wishaw, ML2 8JN



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PROPERTY DETAILS

100 Hawthorn Drive
Wishaw, ML2 8JN

Offers in Excess of
£65,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 2-bedroom flat situated in the Wishaw, North Lanarkshire.

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£450		
Potential Rent	£600		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES

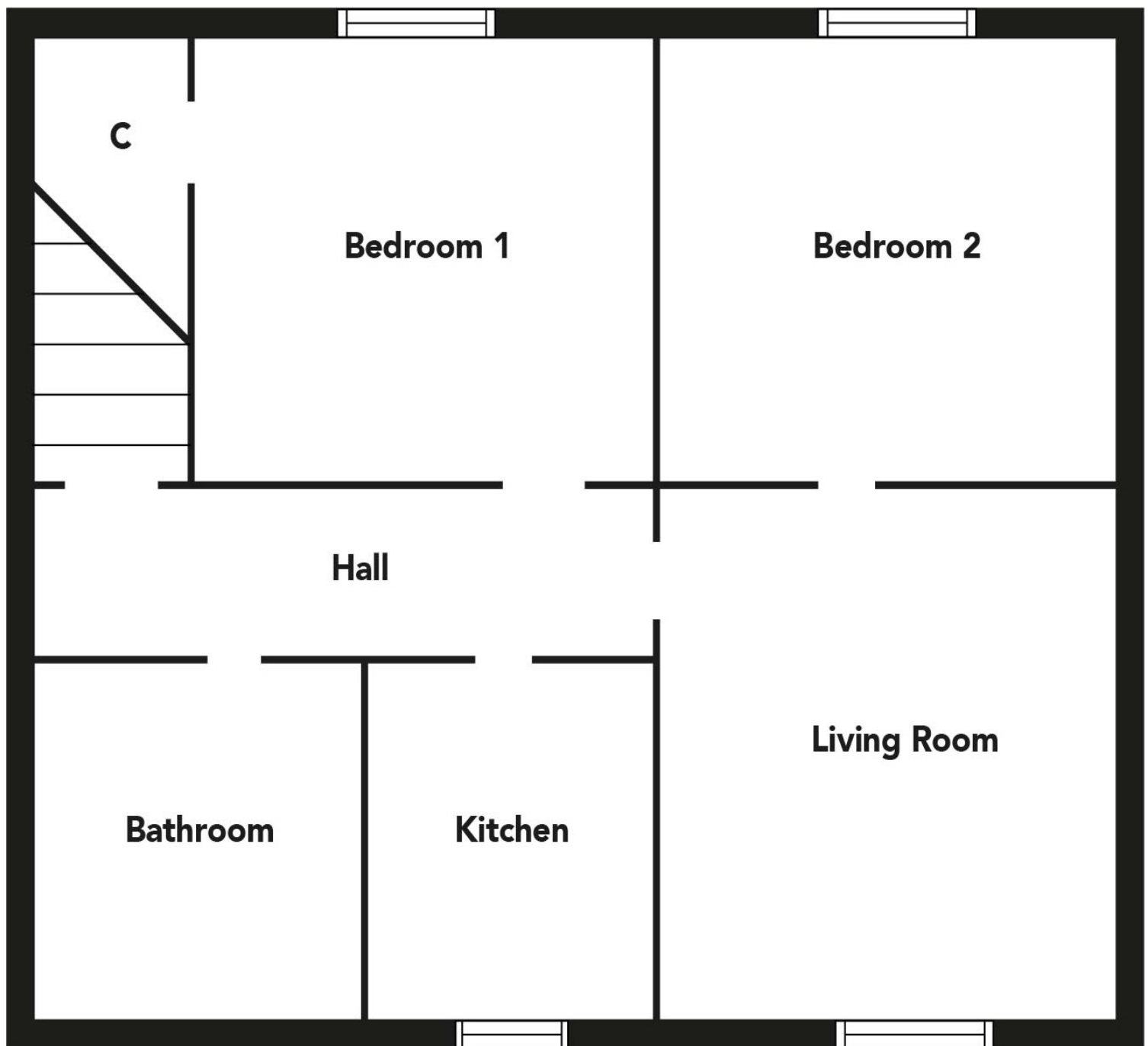


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PROPERTY IMAGES



PROPERTY FLOOR PLAN



Floorplans are indicative only - not to scale

Produced by [Plushplans](#) 



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INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£450 PCM

Cash Purchase Investment / Current Return = 7.4% Yield

Investment		Income	
House Purchase Price	£68,000	Annual Income	£5,400
SDLT	£4,080	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£73,080	Net Annual Income	£5,400

BTL Mortgage Investment / Current Return = 12.9% Yield

Investment		Income	
25% of Purchase Price	£17,000	Annual Income	£5,400
SDLT	£4,080	Less Mortgage Int	£2,550
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£22,080	Net Annual Income	£2,850

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £600 PCM

Cash Purchase Investment / Potential Return = 9.9% Yield

Investment		Income	
House Purchase Price	£68,000	Annual Income	£7,200
SDLT	£4,080	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£73,080	Net Annual Income	£7,200

BTL Mortgage Investment / Potential Return = 21% Yield

Investment		Income	
25% of Purchase Price	£17,000	Potential Annual Income	£7,200
SDLT	£4,080	Less Mortgage Int	£2,550
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£22,080	Net Annual Income	£4,650

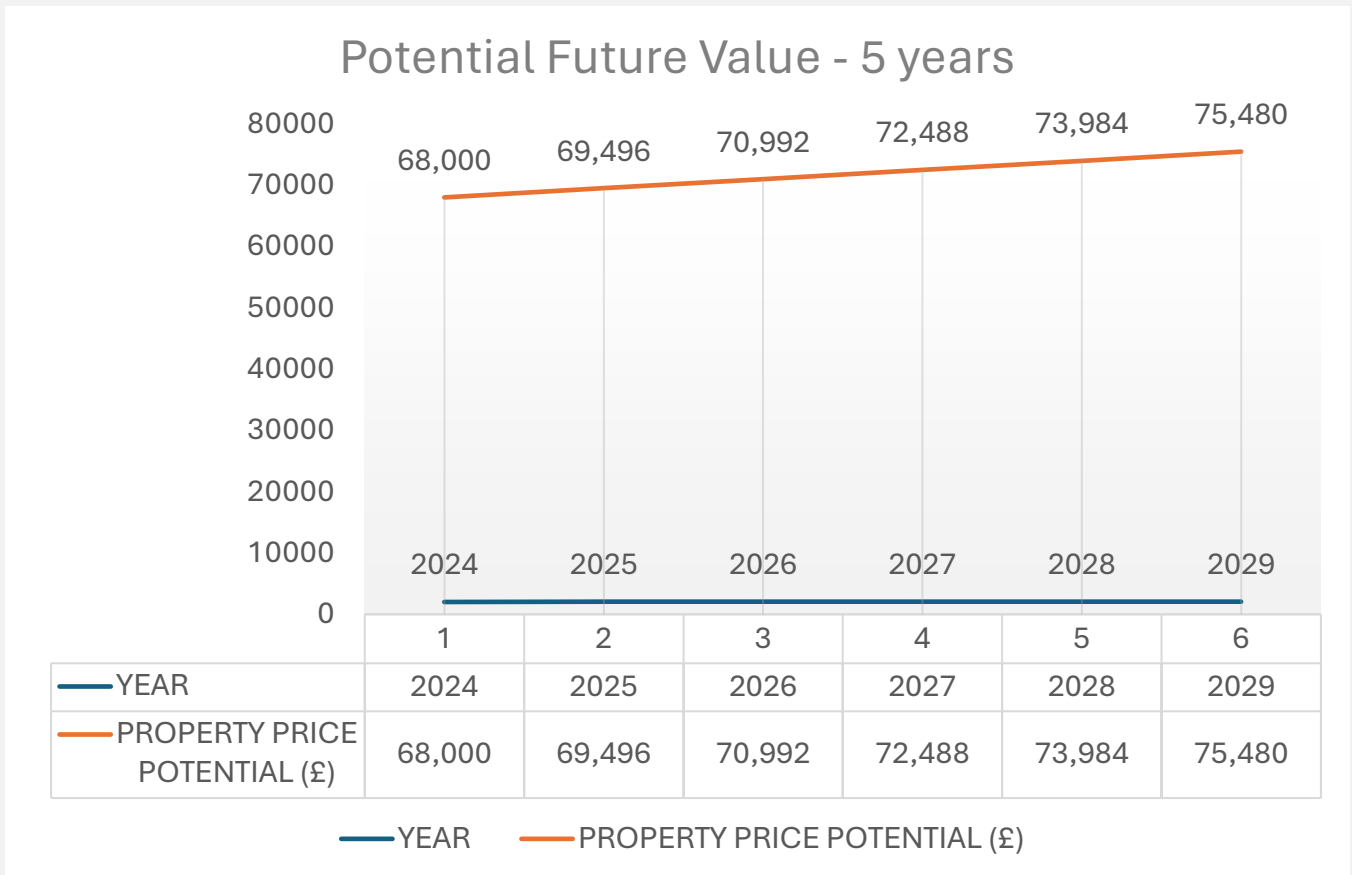
* Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in the ML2 area have increased by 11% in the last 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 47%

Cash Investment	£73,080
5 Year Income	£27,000
Potential Increase in Value	£7,480
Total Potential Return	£34,480

BTL Mortgage Investment / Potential Total Return 98%

Cash Investment	£22,080
5 Year Net Income	£14,250
Potential Increase in Value	£7,480
Total Potential Return	£21,730



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 59%

Cash Investment	£73,080
5 Year Income	£36,000
Potential Increase in Value	£7,480
Total Potential Return	£43,480

BTL Mortgage Investment / Potential Total Return 139%

Cash Investment	£22,080
5 Year Net Income	£23,250
Potential Increase in Value	£7,480
Total Potential Return	£30,730



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term

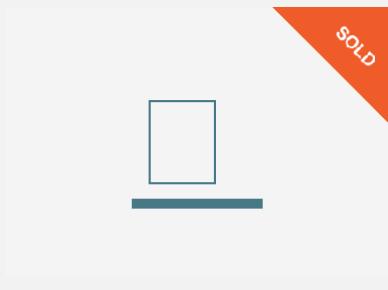


Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY



£80,000

73 Hawthorn Drive, Wishaw ML2 8JN

Distance: 0.03 miles

Sale date: Mar 2021

Sale date:	Mar 2021	Jul 2011	Apr 2005	Dec 2002
Price:	£80,000	£55,000	£57,500	£42,000



£84,995

Hawthorn Drive, Wishaw ML2

Distance: 0.04 miles

 2  Freehold

Are you looking for an immaculately presented mid terraced villa in this desirable pocket of Wishaw? This beautiful 2 bedroom property opens onto a welcoming entrance vestibule with access to both ...

Sale date: Nov 2020
Price: £85,000



£85,000

77 Hawthorn Drive, Wishaw ML2 8JN

Sale date: Nov 2020

Sale date: Nov 2020
Price: £85,000



£78,000

63 Hawthorn Drive, Wishaw ML2 8JN

Sale date: Oct 2021

Sale date: Oct 2021
Price: £78,000



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LOCAL LETTINGS ACTIVITY



LET
AGREED



£595 pcm (£137 pw)

Beechwood Crescent, Wishaw ML2

ARCHIVED

Distance: 0.05 miles

2 Flat

A ground floor flat set within easy reach to bus rail and road links. The property comprises of entrance hallway, large bright lounge, two good sized bedrooms, three piece bathroom with shower ...



£595 pcm (£137 pw)

Beechwood Crescent, Wishaw ML2

ARCHIVED

Distance: 0.06 miles

2 Flat

Empire Property are delighted round to bring to the rental market this 2 bedroom ground flat in Beechwood Crescent. The property is in good condition throughout and benefits from gas central ...



LET
AGREED



£500 pcm (£115 pw)

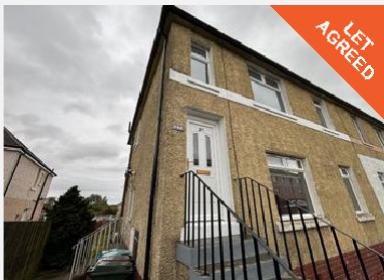
14 Hawthorn Drive, Wishaw ML2

ARCHIVED

Distance: 0.1 miles

2 Flat

Coming soon.....Available from 21st March 2022. Refurbished 2 bed upper cottage flat in central Wishaw, close to all amenities.



LET
AGREED



£675 pcm (£156 pw)

Hawthorn Drive, Wishaw, North Lanarkshire ML2

Distance: 0.1 miles

ARCHIVED

2 Flat

Dyer & Co Property is pleased to present this recently refurbished 2-bedroom upper cottage flat in Wishaw, North Lanarkshire. Video Tour on YouTube, search "27 Hawthorn Drive, Wishaw".



£550 pcm (£127 pw)

Hawthorn Drive, Wishaw ML2

ARCHIVED

Distance: 0.1 miles


2 Flat


Lanarkshire letting & sales present this two-bedroom upper flat with private garden located in a quiet residential area.



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Contact Information

 0141 319 7553

 info@wesellrentedproperty.com

 www.wesellrentedproperty.com

Head Office

New Alderston House
3 Dove Wynd, Bellshill, ML4 3FB

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