

PROPERTY INVESTMENT SCHEDULE



17 Arden Terrace, Hamilton



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PROPERTY DETAILS

17 Arden Terrace, Hamilton, ML3 6TZ

Offers Over

£29,995

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 1-bedroom flat situated in Hamilton.

Type of Home	Flat	Bedrooms	1
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£ 320		
Potential Rent	£ 350		
Yield	See Pages 7-8		



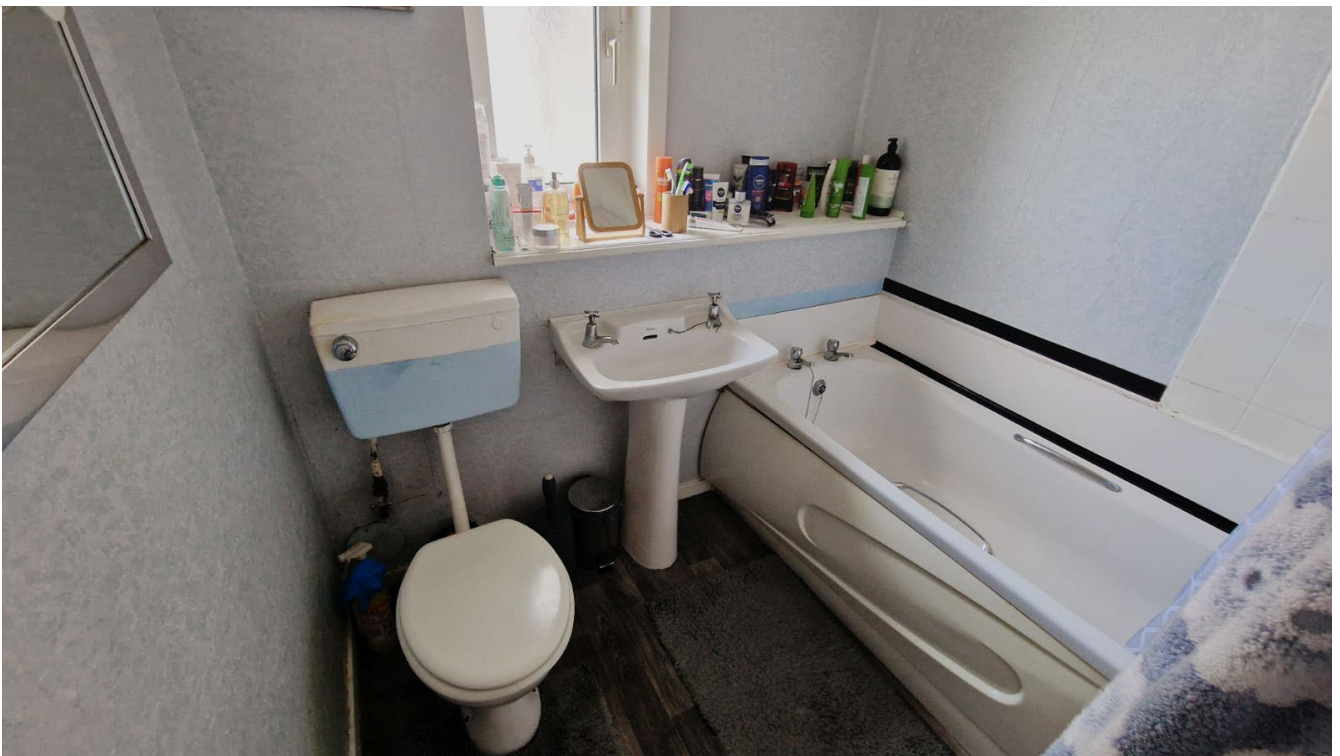
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PROPERTY IMAGES

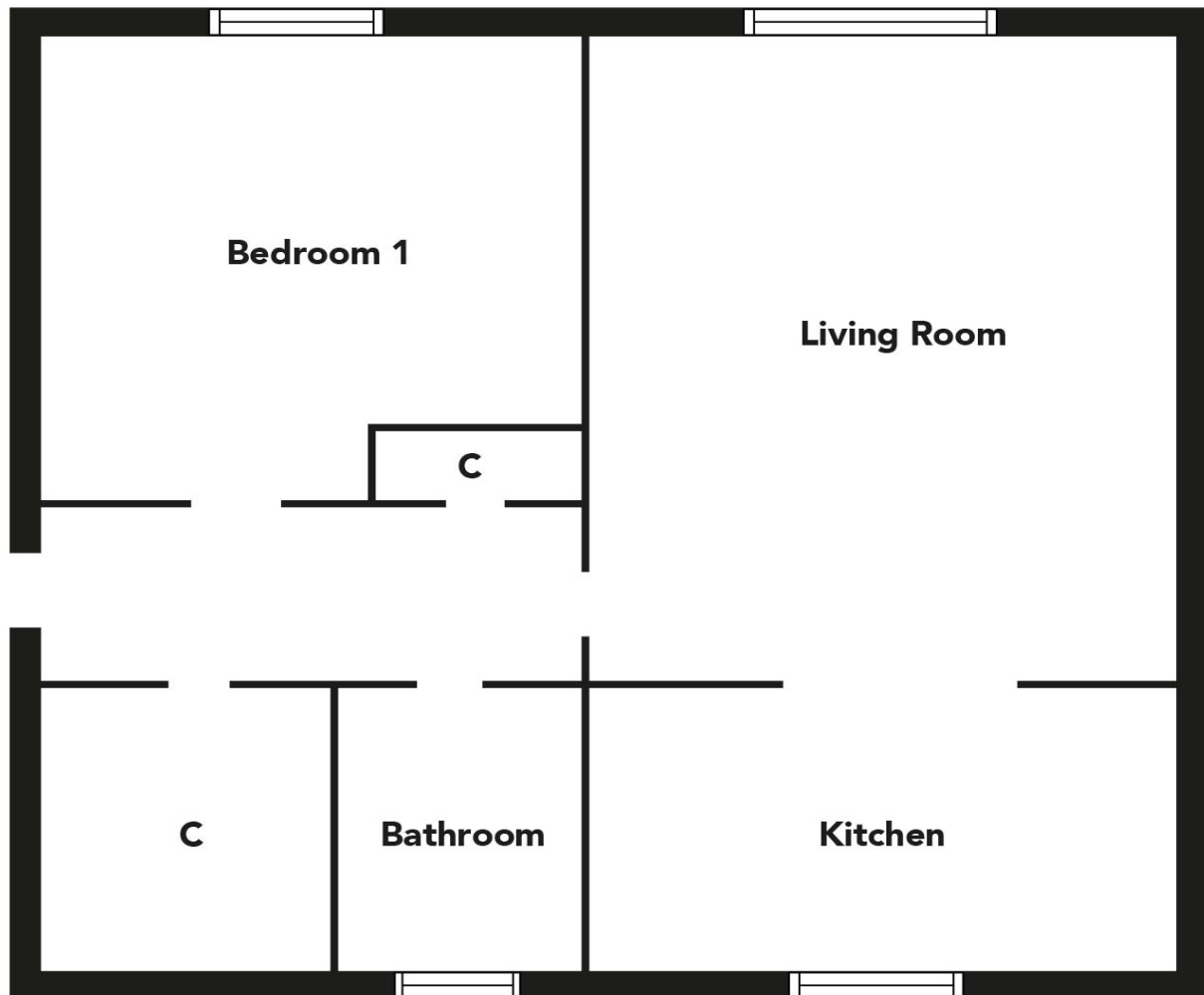


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PROPERTY IMAGES



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

£320 PCM

Cash Purchase Investment / Current Return = 12% Yield

Investment		Income	
House Purchase Price	£ 32,000	Annual Income	£3,840
SDLT	£0	Less Mortgage %	£ 0
Legal Fees	£1000	Factors Fees	£ 0
Total Investment	£33,000	Net Annual Income	£3,840

BTL Mortgage Investment / Current Return = 29% Yield

Investment		Income	
25% of Purchase Price	£8,000	Annual Income	£3,840
SDLT	£0	Less Mortgage Int	£1,200
Legal Fees	£1,000	Factors Fees	£ 0
Total Investment	£9,000	Net Annual Income	£2,640

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



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RETURN AT POTENTIAL RENT £350 PCM

Cash Purchase Investment / Potential Return = 12.7% Yield

Investment		Income	
House Purchase Price	£32,000	Annual Income	£4,200
SDLT	£0	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£33,000	Net Annual Income	£4,200

BTL Mortgage Investment / Potential Return = 33% Yield

Investment		Income	
25% of Purchase Price	£8,000	Potential Annual Income	£4,200
SDLT	£0	Less Mortgage Int	£1,200
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£9,000	Net Annual Income	£3,000

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

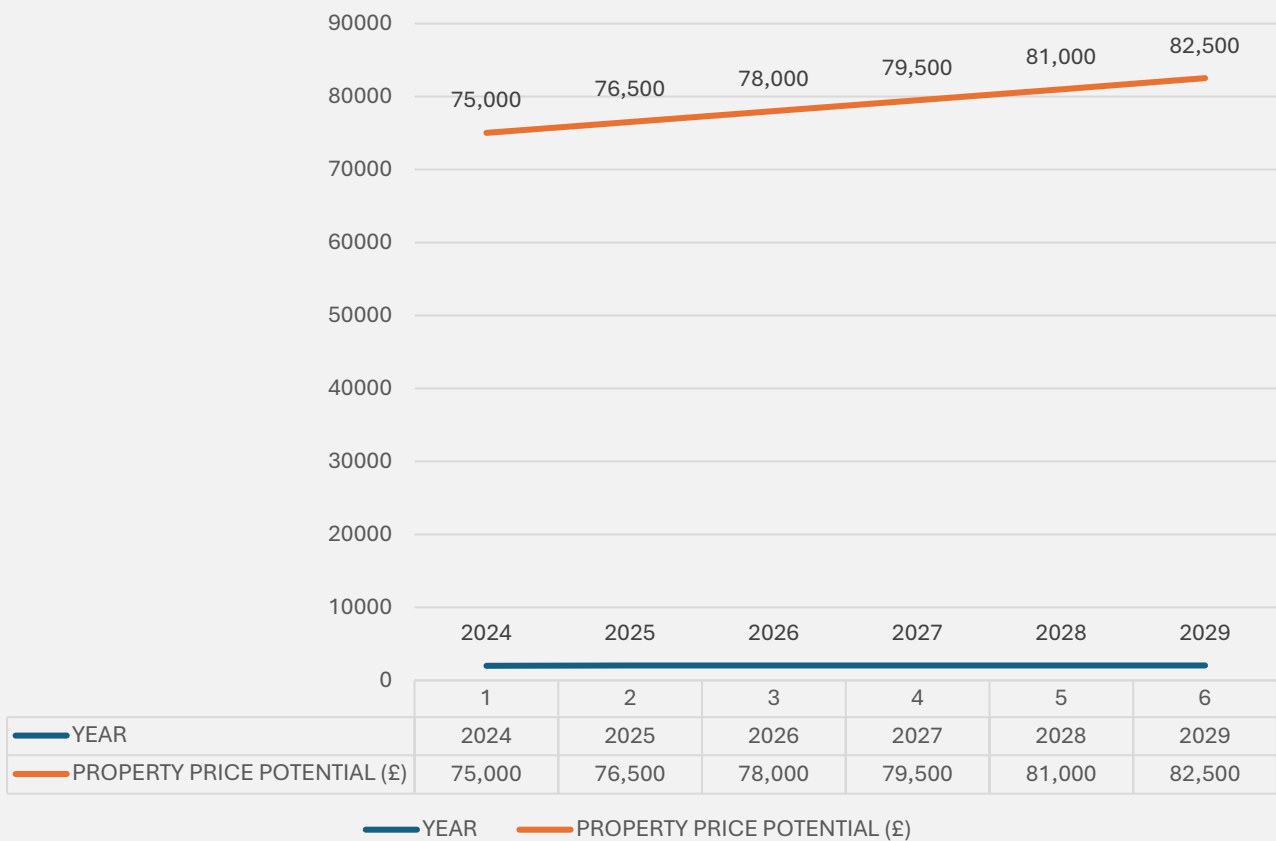


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PROJECTED FUTURE VALUE

House prices in the ML3 area have increased by 16% in the last 5 years

Potential Future Value - 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 74%

Cash Investment	£33,000
5 Year Income	£19,200
Potential Increase in Value	£5,120
Total Potential Return	£24,320

BTL Mortgage Investment / Potential Total Return 195%

Cash Investment	£9,000
5 Year Net Income	£13,200
Potential Increase in Value	£5,120
Total Potential Return	£18,320



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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 79%

Cash Investment	£33,000
5 Year Income	£21,000
Potential Increase in Value	£5,120
Total Potential Return	£26,120

BTL Mortgage Investment / Potential Total Return 224 %

Cash Investment	£9,000
5 Year Net Income	£15,000
Potential Increase in Value	£5,120
Total Potential Return	£20,120



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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)



LOCAL SALES ACTIVITY

12, Arden Terrace, Hamilton, Lanarkshire ML3 6TZ

1 bed, unknown

£34,000 17 Mar 2020

£16,740 19 Jan 2004



9 📷

33, Arden Terrace, Hamilton, Lanarkshire ML3 6TZ

1 bed, unknown

£30,000 30 Oct 2019

£22,500 29 Jul 2019

£13,500 26 Jul 2002



9 📷

29, Arden Terrace, Hamilton ML3 6TZ

1 bed, unknown

£30,000 6 Sep 2018

£21,000 26 Nov 2004



4 📷

3, Arden Terrace, Hamilton, Lanarkshire ML3 6TZ

1 bed, unknown

£36,500 9 May 2017

£38,000 4 May 2012



6 📷



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LOCAL RENTAL ACTIVITY

Comparable rental properties



£495 pcm (£114 pw)

Alness St, Hamilton ML3

ARCHIVED

Distance: 0.1 miles

 1  Flat

Rent Locally is pleased to introduce to the rental market this well positioned 1 bedroom first floor flat in the centre of Hamilton.



£475 pcm (£110 pw)

Alness Street, Hamilton ML3

ARCHIVED

Distance: 0.1 miles

 1  Flat

Very well presented spacious one bedroom upper cottage flat in quiet yet central location enjoying modern fitted kitchen, neutral carpets/ blinds and decorated throughout gch, dg, garden.



£475 pcm (£110 pw)

Alness Street, Hamilton ML3


ARCHIVED


Distance: 0.1 miles

 1  Flat

Completely refurbished spacious one bedroom upper cottage flat in quiet yet central location enjoying brand new fitted kitchen, new carpets/ blinds and redecorated throughout gch, dg, garden.

Contact Information

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