

LET PROPERTY PACK

INVESTMENT INFORMATION

Hamiltonhill Gardens,
Glasgow, G22 5PR

184718597

 www.letproperty.co.uk





Property Description

Our latest listing is in Hamiltonhill Gardens, Glasgow, G22 5PR

Get instant cash flow of **£589.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With good potential rental returns and an ideal rental location with easy access to valuable amenities, this property could make for a great addition to an investors portfolio.

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



Hamiltonhill Gardens,
Glasgow, G22 5PR

184718597



Property Key Features

2 Bedroom

2 Bathroom

Open Plan Lounge

Bathroom and Ensuite

Factor Fees: £66.67

Current Rent: £589.00

Market Rent: £700

Lounge



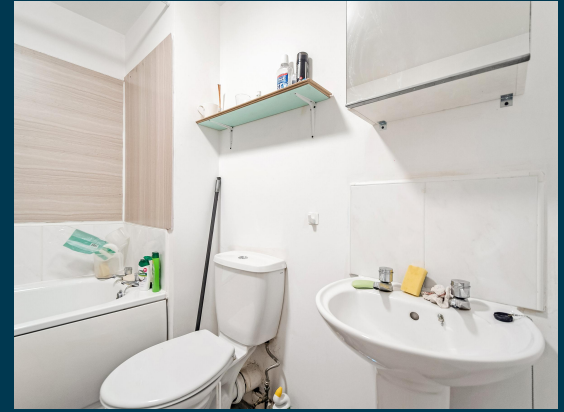
Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £589.00 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£589.00	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66.67	
Letting Fees	£58.90	£70.00
Total Monthly Costs	£453.07	£464.17
Monthly Net Income	£135.93	£235.83
Annual Net Income	£1,631.16	£2,829.96
Net Return	5.10%	8.84%

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 **£1,429.96**
Adjusted To

Net Return **4.47%**

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


Annual Net Income **£1,329.96**
Adjusted To


Net Return **4.16%**

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 £125,000.00.

 Floorplan



£125,000

2 bedroom flat for sale
1/3 183 Craighall Road, GLASGOW

NO LONGER ADVERTISED

Key features

Stunning 2 bed flat | Sought after area | Refitted bathroom | Modern kitchen | Allocated parking | GCH & DG | Lounge with Juliette balcony

Marketed from 2 Jul 2021 to 9 Nov 2021 (130 days) by Moving Estate Agents, Glasgow

+ Add to report

 Floorplan



£120,000

2 bedroom flat for sale
92 Saracen Street, Glasgow, G22

NO LONGER ADVERTISED **SOLD STC**

Key features

Modern First Floor Flat | Lounge | Kitchen | Two Double Bedrooms | En-Suite | Bathroom | Double Glazing | Gas Central Heating | Parking | Secure ...

Marketed from 29 Nov 2021 to 20 Jan 2022 (51 days) by Purplebricks, covering Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800.00 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

Craighall Road, Port Dundas, Glasgow, G4

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Well presented two-bedroom, furnished property available with easy access to the city centre and ...

Marketed from 19 Dec 2022 to 12 Jan 2023 (23 days) by Western Lettings, Glasgow



£795 pcm

2 bedroom flat

Auckland Street, Glasgow, G22

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1532208

Marketed from 26 Oct 2022 to 29 Oct 2022 (2 days) by OpenRent, London

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: **4 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

Hamiltonhill Gardens, Glasgow, G22 5PR

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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