

LET PROPERTY PACK

INVESTMENT INFORMATION

Cullion Park East Kilbride
G74 4FD

187287317

 www.letproperty.co.uk





Property Description

Our latest listing is in Gullion Park East
Kilbride G74 4FD

Get instant cash flow of **£975.00** per calendar
month with a **7.8%** Gross Yield for investors.

**As the property is located in the East Kilbride
town centre and warrants a good rental
income with the rent set to market rate, it
will be a perfect addition to an investors
rental portfolio for the short and long term.**

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



Gullion Park East Kilbride
G74 4FD

187287317



Property Key Features

2 Bedroom

2 Bathroom

Great Condition

Ensuite Bathroom

Factor Fees: TBC

Current Rent: £975

Lounge



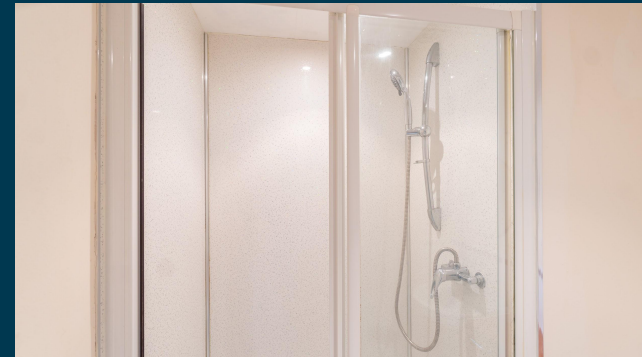
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
Legal Fees	£1,000.00
Total Investment	£47,500.00

Projected Investment Return



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	£975
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£97.50
Total Monthly Costs	£581.25
Monthly Net Income	£393.75
Annual Net Income	£4,725.00
Net Return	9.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,335.00**
Adjusted To

Net Return **4.92%**

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

Annual Net Income **£1,935.00**
Adjusted To

Net Return **4.07%**

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 £155,525.00.



2 bedroom flat for sale

Gullion Park, East Mains, East Kilbride, G74

NO LONGER ADVERTISED UNDER OFFER

+ Add to report

Key features

Private parking | Secured entry system | Tiled and carpeted communal areas | Utility cupboard plumbed for washing machine and dryer | New ...

Marketed from 16 Mar 2022 to 18 May 2022 (63 days) by Joyce Heeps Homes, East Kilbride

Sold price history

1 Jun 2022	£152,525
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- Good condition
- Offers over £137,500
- Sold for £152,525 in 2022

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 £155,525.00.



2 bedroom apartment for sale

Gullion Park, Fountain Gait, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

+ Add to report

Key features

* Home Report Available @ * Beautifully Presented, Spacious & Highly Sought After Two Bedroom Apartment * Walk In Condition Boasting ...

Marketed from 10 Jul 2020 to 21 Jan 2021 (194 days) by Home Connexions, East Kilbride

- Good condition but bathroom fittings are a little dated
- Offers over £127,500
- 2020 home report valuations of £135,000

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 £155,525.00.



2 bedroom apartment for sale

Gullion Park, Fountain Gait, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

+ Add to report

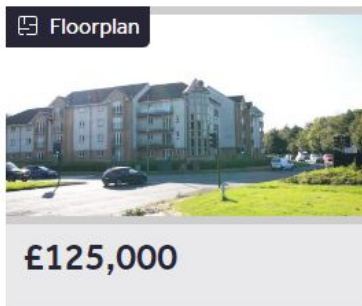
Key features

***** OPEN FOR BUSINESS AS USUAL. VIEWINGS STILL AVAILABLE ***** * Beautifully Presented, Spacious & Highly Sought ...

Marketed from 22 Feb 2021 to 21 May 2021 (87 days) by Home Connexions, East Kilbride

- **Good condition**
- **Offers over £127,500**
- **2021 home report valuation of £135,000**
- **Sold for £135,000 in 2021**

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 £155,525.00.



2 bedroom flat for sale

Gullion Park, East Kilbride, Glasgow

NO LONGER ADVERTISED SOLD STC

Key features

Top floor flat | 2 Double bedrooms | Fitted kitchen | Spacious lounge |
Master en suite shower room | Residents parking | Secure entry system | ...

Marketed from 25 Aug 2020 to 29 Jan 2021 (156 days) by Residence Estate Agents, Hamilton

Sold price history

11 Feb 2021 £125,000

- Good condition
- Offers over £125,000
- Sold for £125,000 in 2021

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795.00 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

Gullion Park, East Kilbride

NO LONGER ADVERTISED

LET AGREED

Key features

**** AVAILABLE NOW**** | Beautifully presented ground floor flat | Freshly painted and carpeted throughout | Two double bedrooms | LARN1904055

Marketed from 5 Jan 2022 to 26 Jan 2022 (20 days) by Countrywide Residential Lettings, Hamilton

+ Add to report



£740 pcm

2 bedroom flat

Gullion Park, East Kilbride

NO LONGER ADVERTISED

LET AGREED

Key features

****AVAILABLE NOW**** | Beautifully presented ground floor flat | Freshly painted and carpeted throughout | Two double bedrooms | Fantastic ...




Marketed from 19 Apr 2021 to 4 May 2021 (14 days) by Countrywide Residential Lettings, Hamilton

+ Add to report

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: **0-2 years**
-  Pets: **None**
-  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

Gullion Park East Kilbride G74 4FD

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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