

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rydenmains Road,  
Glenmavis, Airdrie, ML6  
ONX

194159519

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Rydenmains Road, Glenmavis, Airdrie, ML6 0NX

Get instant cash flow of **£800.00** per calendar month with a **8.9%** Gross Yield for investors.

The property is located within the ideal family location in Airdrie and with a good rental income, it will prove to be a rewarding rental investment.

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



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £0.00**

**Current Rent: £800**

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# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£36,650.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£800</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£337.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Letting Fees	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£352.50</b>
<b>Monthly Net Income</b>	<b>£367.50</b>
<b>Annual Net Income</b>	<b>£4,410.00</b>
<b>Net Return</b>	<b>12.79%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,107.50**  
Adjusted To

Net Return                      **5.75%**

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

Annual Net Income      **£1,882.50**  
Adjusted To

Net Return                      **5.14%**

# 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 £166,000.00.



## 2 bedroom terraced house for sale

Rydenmains Road, Lanarkshire, ML6

NO LONGER ADVERTISED SOLD STC

### Key features

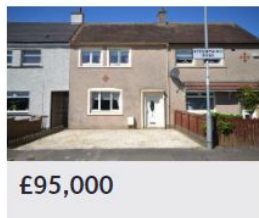
Fitted Kitchen | Great sized family home | Large Gardens | Driveway |  
Double glazing | Gas Central Heating | Alarm System

Marketed from 16 Sep 2021 to 10 Feb 2022 (147 days) by Love Letts - Love Sales, Motherwell

### Sold price history

22 Dec 2021 £116,000

+ Add to report



## 2 bedroom terraced house for sale

144 Rydenmains Road, Airdrie, Lanarkshire, ML6

NO LONGER ADVERTISED

### Key features

\*\*Sought after area\*\* | \*\*Good sized lounge\*\* | \*\*Lovely Garden\*\* |  
\*\*Driveway\*\*

Marketed from 16 Jul 2021 to 8 Oct 2021 (83 days) by Village Estates, Muirhead

### Sold price history

23 Sep 2021 £105,000

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £785.00 based on the analysis carried out by our letting team at **Let Property Management**.



£785 pcm

### 3 bedroom maisonette

Culross Place, Coatbridge, ML5

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1740103

Marketed from 19 Jun 2023 to 4 Jul 2023 (14 days) by OpenRent, London



£750 pcm

### 3 bedroom flat

Imperial Drive, Airdrie, ML6

+ Add to report

NO LONGER ADVERTISED






Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 2 Jun 2023 to 28 Jun 2023 (26 days) by TM Residential, Glasgow

# 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**
-  Current term of tenancy: **0-2 years**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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.



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Rydenmains Road, Glenmavis, Airdrie, ML6  
ONX

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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