

LET PROPERTY PACK

INVESTMENT INFORMATION

Hillcrest Carmunnock,
Clarkston, Glasgow, G76
9DR

201102997

 www.letproperty.co.uk





Property Description

Our latest listing is in Hillcrest Carmunnock, Clarkston, Glasgow, G76 9DR

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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



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Property Key Features

3 bedrooms

2 bathroom

Great Condition

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 260,000.00

25% Deposit	£65,000.00
Stamp Duty ADS @ 6%	£15,600.00
LBTT Charge	£2,600
Legal Fees	£1,000.00
Total Investment	£84,200.00

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	£1,400
Mortgage Payments on £195,000.00 @ 5%	£812.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£140.00
Total Monthly Costs	£967.50
Monthly Net Income	£432.50
Annual Net Income	£5,190.00
Net Return	6.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,390.00**
Adjusted To

Net Return **2.84%**

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

Annual Net Income **£1,290.00**
Adjusted To

Net Return **1.53%**

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 £525,000.



£525,000



Floorplan

4 bedroom detached house for sale

Cragwell Park, Carmunnock, Glasgow, G76 9HA

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Striking architecturally designed family home. | Thoroughly immaculate interior with high standar...

SOLD PRICE HISTORY

26 Jun 2023	£625,000
11 Nov 2013	£417,000
6 Mar 2006	£400,500



£510,000



Floorplan

5 bedroom detached villa for sale

Windlaw Road , Carmunnock , Glasgow, G76 9DW

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Five Bedroom | Detached Home | Carmunnock Village Location | Large Room Sizes | Original Features...

SOLD PRICE HISTORY

1 Feb 2023	£550,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



£1,700 pcm

3 bedroom end of terrace house

240, Newford Grove, Glasgow, G76 8QZ

NO LONGER ADVERTISED LET AGREED

+ Add to report

Available Now; The accommodation is immaculately presented throughout and extends to entrance hal...

Marketed from 14 Mar 2023 to 17 Apr 2023 (34 days) by Zone, Glasgow



£1,550 pcm

3 bedroom semi-detached house

Clarkston Road, Glasgow

NO LONGER ADVERTISED

+ Add to report

THREE BEDROOMS | UNFURNISHED | GAS CENTRAL HEATING | GARDEN | DRIVEWAY
| COUNCIL TAX BAND E | EPC...

Marketed from 7 Sep 2023 to 27 Nov 2023 (80 days) by Penny Lane Homes Ltd, Renfrew

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Hillcrest Carmunnock, Clarkston, Glasgow,
G76 9DR

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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