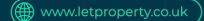


LET PROPERTY PACK

INVESTMENT INFORMATION

Colonsay, East Kilbride, Glasgow G74

206997604











Property Description

Our latest listing is in Colonsay, East Kilbride, Glasgow G74

Get instant cash flow of £645 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.0% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Colonsay, East Kilbride, Glasgow G74



3 Bedrooms

1 Bathroom

Spacious Lounge

Garage

Factor Fees: £0.00

Current Rent: £645

Market Rent: £1,000

206997604

Lounge









Kitchen









Bedrooms









Bathroom









Exterior





Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£37,500.00**

Stamp Duty ADS @ 6% **£9,000.00**

LBTT Charge £100

Legal Fees £1,000.00

Total Investment £47,600.00

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.

The monthly rent of this property is currently set at £645 per calendar month but the potential market rent is



Returns Based on Rental Income	£645	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£64.50	£100.00
Total Monthly Costs	£548.25	£583.75
Monthly Net Income	£96.75	£416.25
Annual Net Income	£1,161.00	£4,995.00
Net Return	2.44%	10.49%

Return Stress Test Analysis Report





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

Annual Net Income

£2,995.00

Adjusted To

Net Return

6.29%

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

Annual Net Income

£2,745.00

Adjusted To

Net Return

5.77%

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 £185,000.



£185,000

3 bedroom terraced house for sale

Colonsay, St Leonards, EAST KILBRIDE

NO LONGER ADVERTISED

* Bright & Spacious, Tastefully Extended Three Bedroom Terraced Home In Great Location * Walk In ...

5,000 SOLD PRICE HISTORY



£125,000

3 bedroom terraced house for sale

Colonsay, St Leonards, East Kilbride, G74

NO LONGER ADVERTISED

Close to Calderglen Country Park | Modern Kitchen and bathroom | Catchment for highly regarded sc...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

Rent Comparables Report



+ Add to report

+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom terraced house

Colonsay, East Kilbride, Glasgow, G74

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1950141

Marketed from 7 May 2024 to 9 May 2024 (1 days) by OpenRent, London



£995 pcm

3 bedroom end of terrace house

Colonsay, Glasgow, G74

NO LONGER ADVERTISED LET AGREED

NEWLY REFURBISHED | GAS CENTRAL HEATING | PRIVATE ENCLOSED REAR GARDEN | POPULAR LOCALE | 3 BEDROOMS

GARDEN | POPULAR LOCALE | 3 BEDROOMS

SOLD PRICE HISTORY

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: 2 years+



Standard 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.





Interested in this property investment?

Call us on **0141 478 0985**

Colonsay, East Kilbride, Glasgow G74

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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.