

LET PROPERTY PACK

INVESTMENT INFORMATION

Colonsay, East Kilbride,
Glasgow G74

206997604

 www.letproperty.co.uk



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

206997604



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Garage

Factor Fees: £0.00

Current Rent: £645

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 150,000.00

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



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

£1,000

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%

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 **£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

+ Add to report

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY



£125,000

3 bedroom terraced house for sale

Colonsay, St Leonards, East Kilbride, G74

+ Add to report

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY

Rent Comparables 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

+ Add to report



£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






SOLD PRICE HISTORY

+ 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 Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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

Colonsay, East Kilbride, Glasgow G74

PROPERTY ID: 12345678

Interested in this
property investment?

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.



LETPROPERTY