

LET PROPERTY PACK

INVESTMENT INFORMATION

Loch Awe, , Glasgow,
G74

211553055

 www.letproperty.co.uk





Property Description

Our latest listing is in Loch Awe, Glasgow, G74

Get instant cash flow of **£448** per calendar month with a **7.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return

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



Loch Awe, East Kilbride,
Glasgow,
G74

211553055



Property Key Features

1 bedroom

1 Bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £448

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £17,500.00 |
| Stamp Duty ADS @ 6% | £4,200.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £22,700.00 |

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 | £448 |
| Mortgage Payments on £52,500.00 @ 5% | £218.75 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | FREEHOLD |
| Letting Fees | £44.80 |
| Total Monthly Costs | £278.55 |
| Monthly Net Income | £169.45 |
| Annual Net Income | £2,033.40 |
| Net Return | 8.96% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,334.20**
Adjusted To

Net Return **10.28%**

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

Annual Net Income **£2,452.20**
Adjusted To

Net Return **10.80%**

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 £64,995.



£64,995

1 bedroom flat for sale

+ Add to report

Loch Awe, St.Leonards, East Kilbride, G74 2EW

NO LONGER ADVERTISED

Marketed from 21 Jan 2024 to 6 Jun 2024 (137 days) by Brighton & Beck, East Kilbride

Spacious Ground Floor Flat | Sought After Locale of EK | Large Lounge | Modern Kitchen | Electric...



£60,000

1 bedroom flat for sale

+ Add to report

Loch Awe, St Leonards, East Kilbride, G74

NO LONGER ADVERTISED

Marketed from 14 May 2024 to 9 Sep 2024 (117 days) by Joyce Heeps Homes, East Kilbride

Top floor | Freshly decorated | Modern Kitchen & Bathroom | UPVC double glazing | Externally refu...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to report

Loch Awe, Glasgow, G74

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2024 to 30 May 2024 (50 days) by MWD Residential Lettings, East Kilbride



£495 pcm

1 bedroom apartment

+ Add to report

Loch Awe, East Kilbride, Glasgow, South Lanarkshire, G74 2EW






NO LONGER ADVERTISED

Marketed from 16 Nov 2023 to 7 Dec 2023 (21 days) by Clyde Property, Bothwell

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: **5 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

Loch Awe, 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