

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Mount Cameron Drive South, East Kilbride, Glasgow, G74 2HQ

219532072











### **Property Description**

Our latest listing is in Mount Cameron Drive South, East Kilbride, Glasgow, G74 2HQ

Get instant cash flow of £416 per calendar month with a 10.4% Gross Yield for investors.

This property has a potential to rent for £590 which would provide the investor a Gross Yield of 14.75% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Mount Cameron Drive South, East Kilbride, Glasgow, G74 2HQ

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1 Bedroom

1 Bathroom

Well-kept Flat

**On-Street Parking** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

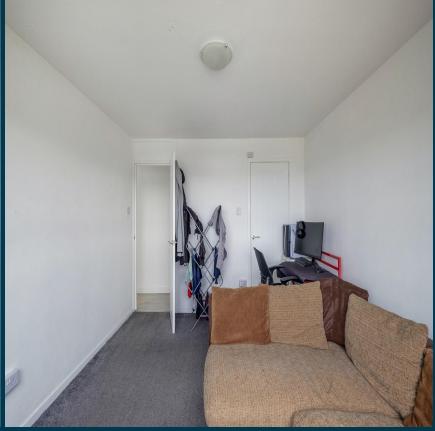
Current Rent: £416

Market Rent: £590

## Lounge







## Kitchen





## Bedrooms







## **Bathroom**





#### **Exterior**





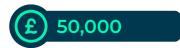
## **Initial Outlay**





Outlay figures based on assumed cash purchase of £50,000.

#### **PROPERTY VALUATION**



Stamp Duty ADS @ 8% **£4,000** 

LBTT Charge £0

Legal Fees £1,000

Total Investment £55,000

#### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £416 per calendar month but the potential market rent is



Returns Based on Rental Income	£416	£590
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£41.60	£59.00
Total Monthly Costs	£56.60	£74.00
Monthly Net Income	£359.40	£516.00
Annual Net Income	£4,312.80	£6,192.00
Net Return	7.84%	11.26%

### Return Stress Test Analysis Report





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

Annual Net Income £5,012

Adjusted To

Net Return 9.11%

#### 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 £62,000.



1 bedroom apartment for sale

+ Add to report

Glen Lee, St Leonards, EAST KILBRIDE

(NO LONGER ADVERTISED)

UNDER OFFER

Marketed from 25 Jul 2024 to 10 Sep 2024 (46 days) by Home Connexions, East Kilbride

£62,000

£60,000

\* Beautifully Presented & Spacious One Bedroom Second Floor Flat \* Walk In Condition - Modern & N...



1 bedroom flat for sale

+ Add to report

Carlyle Drive, Calderwood, East Kilbride, G74

CURRENTLY ADVERTISED U

UNDER OFFER

Marketed from 8 Jul 2025 by Joyce Heeps Homes, East Kilbride

Upper cottage flat | Very well-maintained stairwell | New stylish kitchen | Newly fitted shower r...

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.





#### **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

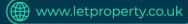
Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





Interested in this property investment?

Call us on **0141 478 0985** 



Mount Cameron Drive South, East Kilbride, Glasgow, G74 2HQ

PROPERTY ID: 12345678

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.

