

LET PROPERTY PACK

INVESTMENT INFORMATION

St Mungo's Rd,
Cumbernauld, G67 1BE

Sales Price: **Offers Over £99,000.00**

180802291

 www.letproperty.co.uk





Property Description

Our latest listing is a 2 Bed Flat in Cumbernauld

Get instant cash flow of **£580.00** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£695** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

This property has been kept in fantastic condition by the current tenants and is found within the perfect location within Cumbernauld for those looking to rent. It is situated right beside the Cumbernauld town centre which means there are countless valuable amenities within walking distance of this property.

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



St Mungo's Rd,
Cumbernauld, G67 1BE

180802291



Property Key Features

2 Bedroom

2 Bathroom

Great Condition

Ensuite Shower Room

Factor Fees: £55.00

Current Rent: £580.00

Market Rent: £695

Lounge



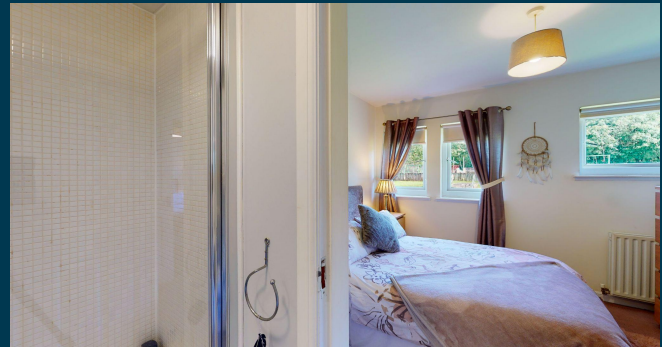
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 4%	£4,800.00
Legal Fees	£1,000.00
Refurbishment	£0.00
Total Investment	£35,800.00

Projected Investment Return



The monthly rent of this property is currently set at £580.00 per calendar month but the potential market rent is

£ 695

Returns Based on Rental Income	£580.00	£695
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£58.00	£69.50
Total Monthly Costs	£478.00	£489.50
Monthly Net Income	£102.00	£205.50
Annual Net Income	£1,224.00	£2,466.00
Net Return	3.42%	6.89%

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 **£1,076.00**
Adjusted To

Net Return **3.01%**

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

Annual Net Income **£666.00**
Adjusted To

Net Return **1.86%**

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 £120,000.00.



2 bedroom flat for sale

St. Mungos Road, Cumbernauld, G67

NO LONGER ADVERTISED

Key features

STYLISH DECEPTIVELY SPACIOUS FIRST FLOOR FLAT | SECURED ENTRY SYSTEM AND LIFT | OPEN PLAN KITCHEN / LOUNGE | TWO ...

Marketed from 28 Jan 2020 to 4 Nov 2020 (281 days) by K Property, Cumbernauld

Sold price history

16 Nov 2020 £113,000

+ Add to report

- Good condition
- Home report valuation of £115,000
- Sold for £113,000 in 2020

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 £120,000.00.



2 bedroom apartment for sale

St. Mungos Road, Glasgow, G67

NO LONGER ADVERTISED SOLD STC

+ Add to report

Key features

Double Glazed | Stylish Apartment | Central Heating | Central Location |
Two Bedrooms | Lift | Open Plan Living | Superb Views | Second Floor | ...

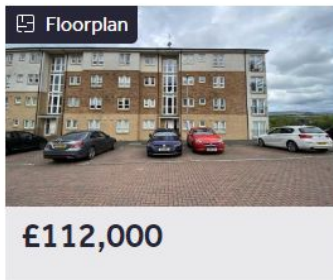
Marketed from 17 Jun 2021 to 5 Oct 2021 (110 days) by Purplebricks, covering Glasgow

Sold price history

9 Nov 2021 £120,000

- Great condition
- 2021 Home report valuation of £120,000
- Sold for £120,000 in 2021

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 £120,000.00.



2 bedroom apartment for sale

St Mungos Road, Cumbernauld

NO LONGER ADVERTISED

Key features

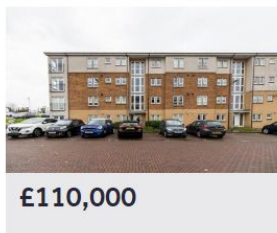
LOVELY TWO BEDROOM FLAT | WALKING DISTANCE TO CUMBERNAULD TOWN CENTRE | MASTER BEDROOM WITH EN SUITE | ...

Marketed from 3 Jun 2021 to 4 Apr 2022 (304 days) by Robinson Moore, Cumbernauld

+ Add to report

- Great condition
- Home report valuation of £115,000
- Offers over £112,000

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 £120,000.00.



2 bedroom flat for sale

St. Mungos Road, Cumbernauld, G67

+ Add to report

NO LONGER ADVERTISED

Key features

ATTRACTIVE, SPACIOUS FIRST FLOOR FLAT | SECURED ENTRY SYSTEM & LIFT | WELCOMING ENTRANCE HALLWAY | BRIGHT LOUNGE | FITTED ...

Marketed from 21 Oct 2020 to 12 Feb 2021 (114 days) by K Property, Cumbernauld

Sold price history

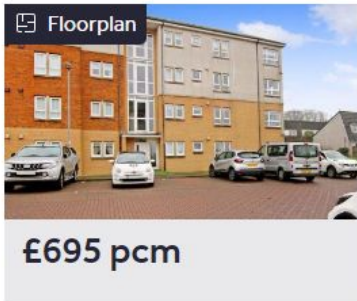
29 Jan 2021	£115,000
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- Great condition
- Home report valuation of £115,000
- Sold for £115,000 in 2021

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695.00 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

St. Mungos Road, Glasgow

CURRENTLY ADVERTISED

Key features

AVAILABLE NOW | UNFURNISHED | TWO DOUBLE BEDROOMS |
ENSUITE BEDROOM | AMPLE STORAGE | SECURE ENTRY SYSTEM | LIFT ...

Marketed from 7 Dec 2022 by Paul Rolfe Sales and Lettings, Linlithgow

+ Add to report



2 bedroom flat

St Mungos Road, Cumbernauld

NO LONGER ADVERTISED LET AGREED

Key features

Available Now! | 2 Double Bedrooms | Unfurnished | Spacious Open Plan
Kitchen & Living Area | Master En Suite | Ample Storage Throughout | ...




Marketed from 5 Apr 2022 to 10 May 2022 (35 days) by Slater Hogg & Howison Lettings, East Kilbride

+ 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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 Years+**
-  Pets: **None**
-  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

St Mungo's Rd, Cumbernauld, G67 1BE

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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