

LET PROPERTY PACK

INVESTMENT INFORMATION

Lomond Crescent
Cumbernauld, Glasgow,
G67 4JJ

203458316

 www.letproperty.co.uk





Property Description

Our latest listing is in Lomond Crescent
Cumbernauld, Glasgow, G67 4JJ

Get instant cash flow of **£650** per calendar
month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,000**
which would provide the investor a Gross Yield
of **10.0%** 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...**



Lomond Crescent
Cumbernauld, Glasgow,
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Property Key Features

3 bedroom

1 bathroom

Great Condition

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £650

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000 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 @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£650	£1,000
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£65.00	£100.00
Total Monthly Costs	£455.00	£490.00
Monthly Net Income	£195.00	£510.00
Annual Net Income	£2,340.00	£6,120.00
Net Return	6.13%	16.02%

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 **£4,120.00**
Adjusted To

Net Return **10.79%**

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

Annual Net Income **£4,320.00**
Adjusted To

Net Return **11.31%**

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 £130,000.



£130,000



3 bedroom terraced house for sale

Lomond Court, Condorrat, Cumbernauld, G67 4JQ

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

SOLD BY TOWN AND COUNTRY ESTATE AGENTS | BRANCHES OPEN 7 DAYS A WEEK
| FREE VALUATION SERVICE | S...

SOLD PRICE HISTORY

19 Jun 2023	£135,000
1 Dec 2014	£100,000

Marketed from 11 Jul 2022 to 7 Aug 2023 (392 days) by Town & Country Estate Agents, Glasgow



£118,995

3 bedroom end of terrace house for sale

Lomond Crescent, Cumbernauld

+ Add to report

NO LONGER ADVERTISED

CHAIN FREE PROPERTY | IDEAL INVESTMENT OPPORTUNITY | PERFECT FOR FIRST
TIME BUYERS | LARGE LOUNGE...

SOLD PRICE HISTORY

5 Apr 2023	£120,000
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Marketed from 6 Jan 2023 to 4 May 2023 (117 days) by Robinson Moore, Cumbernauld

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom detached house

Baldorran Crescent, Cumbernauld, Glasgow

+ Add to report

NO LONGER ADVERTISED LET AGREED

Three bedrooms | Freshly decorated | built in wardrobes and en-suite | Ample storage | Family bat...

SOLD PRICE HISTORY

13 Aug 2019	£220,000
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£1,095 pcm

3 bedroom semi-detached house

Glen Luss Gardens, Glasgow, G68

+ Add to report

NO LONGER ADVERTISED LET AGREED

Modern Dining Kitchen | Lounge | Three Bedrooms | Family Bathroom and Downstairs WC | DG, GCH...

SOLD PRICE HISTORY

13 Jun 2019	£160,000
5 Oct 2016	£150,000
18 Jul 2005	£120,000

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: **5 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.



www.letproperty.co.uk

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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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