

LET PROPERTY PACK

INVESTMENT INFORMATION

Byres Crescent Paisley, PA3 4RR

203482303











Property Description

Our latest listing is in Byres Crescent Paisley, PA3 4RR

Get instant cash flow of £550 per calendar month with a 9.7% Gross Yield for investors.

This property has a potential to rent for £693 which would provide the investor a Gross Yield of 12.2% if the rent was increased to market rate.

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...







Byres Crescent Paisley, PA3 4RR



2 bedroom

1 bathroom

Well Maintained Property

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £693

203482303

Lounge







Kitchen









Bedrooms









Bathroom









Exterior









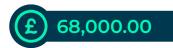
Initial Outlay





Figures based on assumed purchase price of £68,000.00 and borrowing of £51,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£17,000.00**

Stamp Duty ADS @ 6% **£4,080.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £22,080.00

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.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

Returns Based on Rental Income	£550	£693
Mortgage Payments on £51,000.00 @ 5%	£212.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£55.00	£69.30
Total Monthly Costs	£282.50	£296.80
Monthly Net Income	£267.50	£396.20
Annual Net Income	£3,210.00	£4,754.40
Net Return	14.54%	21.53 %

Return Stress Test Analysis Report





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

Annual Net Income

£3,368.40

Adjusted To

Net Return

15.26%

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

Annual Net Income

£3,734.40

Adjusted To

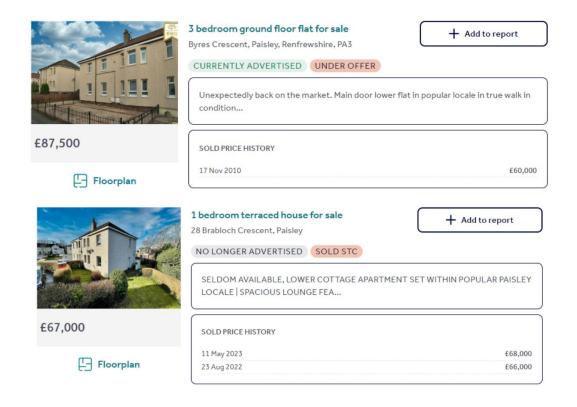
Net Return

16.91%

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 £87,500.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom flat

Howard Street, Paisley, PA1

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2000452

Marketed from 17 Mar 2024 to 2 Apr 2024 (15 days) by OpenRent, London



£800 pcm

1 bedroom flat

Glasgow Road, Paisley, PA1

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2067246

Marketed from 4 May 2024 to 17 May 2024 (12 days) by OpenRent, London

+ Add to report

+ 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



Current term of tenancy: Moved in within the last 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**

Byres Crescent Paisley, PA3 4RR

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.

