

LET PROPERTY PACK

INVESTMENT INFORMATION

Byres Crescent Paisley, PA3
4RR

203482303

 www.letproperty.co.uk





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

203482303



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 68,000.00

| | |
|---------------------|------------|
| 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



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

£ 693

| 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% |

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 **£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.



3 bedroom ground floor flat for sale

Byres Crescent, Paisley, Renfrewshire, PA3

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

Unexpectedly back on the market. Main door lower flat in popular locale in true walk in condition...

£87,500



| SOLD PRICE HISTORY | |
|--------------------|---------|
| 17 Nov 2010 | £60,000 |



1 bedroom terraced house for sale

28 Brabloch Crescent, Paisley

+ Add to report

NO LONGER ADVERTISED SOLD STC

SELDOM AVAILABLE, LOWER COTTAGE APARTMENT SET WITHIN POPULAR PAISLEY LOCALE | SPACIOUS LOUNGE FEA...

£67,000



| SOLD PRICE HISTORY | |
|--------------------|---------|
| 11 May 2023 | £68,000 |
| 23 Aug 2022 | £66,000 |

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

+ Add to report

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

+ Add to report

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


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: **Moved in within the last 2 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

Byres Crescent Paisley, PA3 4RR

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.



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