

LET PROPERTY PACK

INVESTMENT INFORMATION

Pennang, Waterside Lane
Kilbarchan, Johnstone,
PA10 2AD

189239769

 www.letproperty.co.uk





Property Description

Our latest listing is in Pennang, Waterside Lane Kilbarchan, Johnstone, PA10 2AD

Get instant cash flow of **£1,000.00** per calendar month with a **8.9%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Pennang, Waterside Lane
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PA10 2AD

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Property Key Features

4 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £0.00

Current Rent: £1,000.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
Legal Fees	£1,000.00
Total Investment	£42,850.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000.00 per calendar month.



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.



Returns Based on Rental Income	£1,000.00
Mortgage Payments on £101,250.00 @ 5%	£421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£100.00
Total Monthly Costs	£536.88
Monthly Net Income	£463.13
Annual Net Income	£5,557.50
Net Return	12.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,237.50**
Adjusted To

Net Return **5.22%**

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


Annual Net Income **£1,912.50**
Adjusted To


Net Return **4.46%**

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 £570,000.00.

 Floorplan



£570,000

4 bedroom detached house for sale
Riversdale, Tandlehill Road, Kilbarchan, PA10 2DD

CURRENTLY ADVERTISED **UNDER OFFER**

Key features

Stunning Contemporary Home | Modernised and Extended Set in
Stunning Landscaped Gardens | Detached Cottage | Open Plan ...

Marketed from 24 Nov 2022 by Cochran Dickie Estate Agency, Bridge Of Weir

+ Add to report

 Floorplan



£545,000

4 bedroom detached villa for sale
Tandlehill Road, Kilbarchan

NO LONGER ADVERTISED **SOLD STC**

Key features

Substantial Arts and Crafts style detached villa | Spacious and flexible
accommodation over two levels | Impressive open plan kitchen/ sitting/ ...

Marketed from 14 Jul 2022 to 20 Oct 2022 (97 days) by Corum, Bridge Of Weir

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

4 bedroom semi-detached house

Hagg Road, Johnstone

+ Add to report

NO LONGER ADVERTISED LET AGREED

Four Double Bedrooms | Semi Detached House | Converted Loft | Spacious Lounge | Fully Fitted Kitc...

Marketed from 9 Jan 2023 to 31 Mar 2023 (81 days) by Penny Lane Homes, Johnstone



£1,200 pcm

4 bedroom house

Hagg Road, Johnstone

+ Add to report

NO LONGER ADVERTISED






Four Double Bedrooms | Semi Detached House | Converted Loft | Spacious Lounge | Fully Fitted Kitc...

Marketed from 7 Nov 2022 to 17 Nov 2022 (9 days) by Penny Lane Homes, Johnstone

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: **5 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

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Johnstone, PA10 2AD

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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