

LET PROPERTY PACK

INVESTMENT INFORMATION

Greenlaw Drive Paisley, PA1
3RU

194149768

 www.letproperty.co.uk





Property Description

Our latest listing is in Greenlaw Drive Paisley, PA1 3RU

Get instant cash flow of **£630.00** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

With a Paisley Town Centre location that allows access to countless valuable amenities and great potential rental income, this would be a brilliant addition to an investors portfolio.

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



Greenlaw Drive Paisley,
PA1 3RU

194149768



Property Key Features

1 Bedroom

1 Bathroom

Paisley Town Centre Location

Three Piece Bathroom

Factor Fees: £80.00

Current Rent: £630.00

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £630.00 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£630.00	£700
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Letting Fees	£63.00	£70.00
Total Monthly Costs	£439.25	£446.25
Monthly Net Income	£190.75	£253.75
Annual Net Income	£2,289.00	£3,045.00
Net Return	7.92%	10.54%

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 **£1,645.00**
Adjusted To

Net Return **5.69%**

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

Annual Net Income **£1,695.00**
Adjusted To

Net Return **5.87%**

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 £85,000.00.



Floorplan

£85,000

1 bedroom ground floor flat for sale

Flat 1 36, Greenlaw Drive, Paisley PA1 3RU


NO LONGER ADVERTISED UNDER OFFER

Key features

Ground Floor | Corner Position | Immaculate Condition | Popular Location | Recently Upgraded

Marketed from 17 May 2021 to 21 Jun 2021 (35 days) by Cochran Dickie Estate Agency, Paisley

+ Add to report



Floorplan

£75,000

1 bedroom flat for sale

Greenlaw Drive, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED SOLD STC

Key features

EER Band: E

Marketed from 14 May 2021 to 22 Jun 2021 (39 days) by Slater Hogg & Howison, Paisley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750.00 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

Whitehaugh Drive, Paisley,
Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower

Marketed from 3 Apr 2023 to 19 Apr 2023 (15 days) by Castle Residential, Paisley



£900 pcm

2 bedroom flat

Greenlaw Avenue, Paisley

+ Add to report

NO LONGER ADVERTISED LET AGREED






Available Mid-September | Two Bedroom Flat | Part Furnished |
Ground Floor | Secure Entry | Commu...

Marketed from 18 Aug 2022 to 21 Sep 2022 (34 days) by Slater Hogg & Howison Lettings, Paisley

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+**
-  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

Greenlaw Drive Paisley, PA1 3RU

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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