

LET PROPERTY PACK

INVESTMENT INFORMATION

Fifth Avenue, Renfrew, PA4
OPU

196413021

 www.letproperty.co.uk





Property Description

Our latest listing is in Fifth Avenue, Renfrew, PA4 0PU

Get instant cash flow of **£650.00** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location in Renfrew that allows for easy access to amenities, a tenant currently situated and a potential rent that ensures good returns, this would be the perfect addition to an investors portfolio.

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



Fifth Avenue, Renfrew,
PA4 0PU

196413021



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

Current Rent: £650.00

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£650.00	£750
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£65.00	£75.00
Total Monthly Costs	£439.38	£449.38
Monthly Net Income	£210.63	£300.63
Annual Net Income	£2,527.50	£3,607.50
Net Return	6.90%	9.84%

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 **£2,107.50**
Adjusted To

Net Return **5.75%**

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


Annual Net Income **£1,882.50**
Adjusted To


Net Return **5.14%**

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 £135,000.00.

 Floorplan



£110,000

2 bedroom flat for sale

Broadloan, Renfrew


[+ Add to report](#)


NO LONGER ADVERTISED **SOLD STC**

'Woodview' is a attractive blonde sandstone Lower Flat located at Broadloan in Renfrew. The two b...

SOLD PRICE HISTORY

31 Mar 2015	£103,000
-------------	----------

 Floorplan



£114,995

2 bedroom apartment for sale

Broadloan, Renfrew, Renfrewshire, PA4

[+ Add to report](#)

NO LONGER ADVERTISED **SOLD STC**

Peachtree Property welcome to the market this traditional and beautifully presented two bedroom u...

SOLD PRICE HISTORY

22 Aug 2022	£125,000
-------------	----------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795.00 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

8F Iona Road Renfrew PA4 0DZ

+ Add to report

NO LONGER ADVERTISED

A two bedroom unfurnished flat, set on the second floor and located in Arkleston area of Renfrew....

Marketed from 11 Aug 2023 to 6 Sep 2023 (25 days) by Newton Letting, Glasgow



£795 pcm

2 bedroom flat

Porterfield Road, Renfrewshire, PA4

+ Add to report

NO LONGER ADVERTISED






Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 2 Nov 2022 to 5 Nov 2022 (3 days) by Gardiner Waters, Glasgow

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: **0-2 years**
-  Standard Short Assured 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

Fifth Avenue, Renfrew, PA4 0PU

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.



LETPROPERTY