

LET PROPERTY PACK

INVESTMENT INFORMATION

Brabloch Park Paisley, PA3

199994127

 www.letproperty.co.uk





Property Description

Our latest listing is in Brabloch Park Paisley, PA3

Get instant cash flow of **£600** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Brabloch Park Paisley,
PA3

199994127



Property Key Features

2 Bedrooms

2 Bathrooms

Three Piece Bathroom

Easy Access to Local Amenities

Factor Fees: £43 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,650.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£600	£850
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£43.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£446.13	£471.13
Monthly Net Income	£153.88	£378.88
Annual Net Income	£1,846.50	£4,546.50
Net Return	5.18%	12.75%

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 **£2,846.50**
Adjusted To

Net Return **7.98%**

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

Annual Net Income **£2,971.50**
Adjusted To

Net Return **8.34%**

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 £120,000.



£120,000

2 bedroom flat for sale

Brabloch Park, Paisley

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Modern top (fifth) floor flat with lift | Broad lounge with tall ceilings and huge feature window...

Marketed from 11 Jul 2023 to 23 Aug 2023 (42 days) by Corum, Bridge Of Weir



£115,000

2 bedroom flat for sale

Brabloch Park, Paisley

+ Add to report

CURRENTLY ADVERTISED SOLD STC

MODERN TWO BEDROOM FLAT | IDEAL FIRST TIME PURCHASE | PREFERRED UPPER FLOOR | RESIDENTS' PARKING ...

Marketed from 28 Jul 2023 by Castlehead Properties, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm

2 bedroom flat

Brabloch Park, Paisley, Renfrewshire, PA3

CURRENTLY ADVERTISED

Wifi | Lift | Parking

Marketed from 28 Sep 2022 by Castle Residential, Paisley

+ Add to report



£2,100 pcm

2 bedroom flat

Brabloch Park, Paisley, Renfrewshire, PA3

NO LONGER ADVERTISED

Shower | Washing machine | Television

Marketed from 6 May 2021 to 15 Mar 2024 (1044 days) by Castle Residential, Paisley

+ 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**

 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

Brabloch Park Paisley, PA3 4QD

199994127

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.

