

LET PROPERTY PACK

INVESTMENT INFORMATION

Thornhill, Johnstone, PA5

200900713

 www.letproperty.co.uk





Property Description

Our latest listing is in Thornhill, Johnstone, PA5

Get instant cash flow of **£500** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£625** which would provide the investor a Gross Yield of **13.6%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Thornhill, Johnstone, PA5

200900713



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Current Rent: £500

Market Rent: £625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 6%	£3,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£18,050.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 625



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	£500	£625
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£62.50
Total Monthly Costs	£236.88	£249.38
Monthly Net Income	£263.13	£375.63
Annual Net Income	£3,157.50	£4,507.50
Net Return	17.49%	24.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,257.50**
Adjusted To

Net Return **18.05%**

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

Annual Net Income **£3,682.50**
Adjusted To

Net Return **20.40%**

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 £78,000.



£78,000

2 bedroom flat for sale

Thornhill, Johnstone, Renfrewshire, PA5

+ Add to report

CURRENTLY ADVERTISED SOLD STC

****CLOSING DATE FRIDAY 1ST MARCH AT 12 NOON **** Delightfully modernised top floor flat and is sure ...

Marketed from 20 Feb 2024 by Slater Hogg & Howison, Paisley



£60,000

2 bedroom flat for sale

Thornhill, Johnstone, PA5

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Ground Floor Flat | Two Double Bedrooms | Own Rear Door with Veranda | Parking Area at the Rear | ...

Marketed from 10 Mar 2023 to 29 Aug 2023 (172 days) by Penny Lane Homes, Johnstone

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

2 bedroom flat

Thornhill, Johnstone

+ Add to report

NO LONGER ADVERTISED LET AGREED

UNFURNISHED | ELECTRIC HEATING | NEUTRAL DECOR | TWO BEDROOMS | STORAGE CUPBOARDS | COUNCIL TAX B...

Marketed from 21 Jul 2023 to 2 Aug 2023 (11 days) by Penny Lane Homes Ltd, Renfrew



£500 pcm

2 bedroom flat

Thornhill, Johnstone, Renfrewshire, PA5

+ Add to report

NO LONGER ADVERTISED LET AGREED






Rentahome are delighted to present to the market this first floor 2 bedroom property in Thornhill...

Marketed from 15 Jul 2022 to 1 Sep 2022 (47 days) by Rentahome, 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 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

Thornhill, Johnstone, PA5

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.



LETPROPERTY