

LET PROPERTY PACK

INVESTMENT INFORMATION

Forbes Place, Paisley, PA1
1UT

210494225

 www.letproperty.co.uk





Property Description

Our latest listing is in Forbes Place, Paisley, PA1 1UT

Get instant cash flow of **£515** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Edinburgh, it will make for a reliable long term investment for an investor.

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



Forbes Place, Paisley, PA1
1UT

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Spacious Kitchen

Factor Fees: £20 Per Month

Ground Rent: TBC

Lease Length: TBC

Current Rent: £515

Market Rent: £600

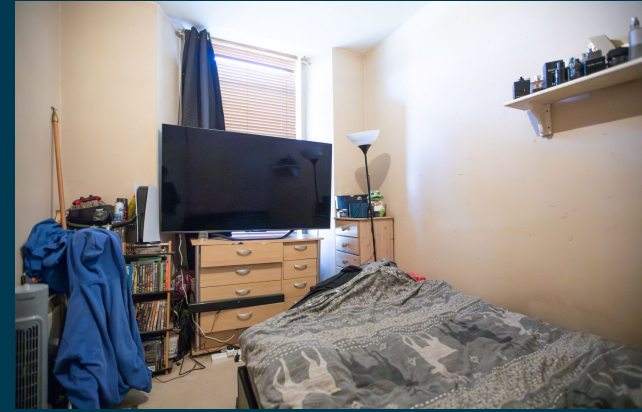
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,700.00

Projected Investment Return



The monthly rent of this property is currently set at £515 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£515	£600
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20 Per Month	
Ground Rent	TBC	
Letting Fees	£51.50	£60.00
Total Monthly Costs	£285.25	£293.75
Monthly Net Income	£229.75	£306.25
Annual Net Income	£2,757.00	£3,675.00
Net Return	12.15%	16.19%

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 **£2,475.00**
Adjusted To

Net Return **10.90%**

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


Annual Net Income **£2,625.00**
Adjusted To

Net Return **11.56%**

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 £130,000.



2 bedroom apartment for sale

Church Hill, Paisley, Renfrewshire, PA1

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Sep 2024 by Walker Laird, Renfrew


STUNNING CONTEMPORARY FLAT | 2 BEDROOMS | CORNER POSITION WITH EXCELLENT OUTLOOKS | STYLISH OPEN ...

EPC: [View](#)

(Approx.) Sqft: **797 sq ft** Price (£) per sqft: **£163.21**

[View floor plan](#)

[+ Add to report](#)



2 bedroom cottage for sale

11 Sherwood Avenue, Paisley, PA1 3SJ

CURRENTLY ADVERTISED **UNDER OFFER**

Marketed from 14 Aug 2024 by Cochran Dickie Estate Agency, Paisley

Upper Cottage Flat | Two Double Bedrooms | Excellent Condition | Generous Enclosed Garden | Drive...


[Sold price history:](#) [View](#)

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat + Add to report


Well Street, Paisley

NO LONGER ADVERTISED **LET AGREED**

Marketed from 28 Jun 2024 to 17 Jul 2024 (18 days) by Penny Lane Homes Ltd, Paisley

2 Bedrooms | Close to Town Centre | Furnished | Gas Central Heating | Fitted Kitchen | Traditiona...

£600 pcm



2 bedroom flat + Add to report

Stock Avenue, Paisley

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 Apr 2024 to 12 Jun 2024 (70 days) by Ross & Liddell, Glasgow

Flat | Unfurnished Property | 2 Bedrooms | Electric | 1 Reception | Fitted Kitchen | Power Shower...

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: **More than 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.



Forbes Place, Paisley, PA1 1UT

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.



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