

LET PROPERTY PACK

INVESTMENT INFORMATION

Paisley Road, Renfrew, PA4

210397225

 www.letproperty.co.uk





Property Description

Our latest listing is in Paisley Road, Renfrew, PA4

Get instant cash flow of **£600** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **13.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Paisley Road, Renfrew,
PA4

210397225



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £950

Lounge



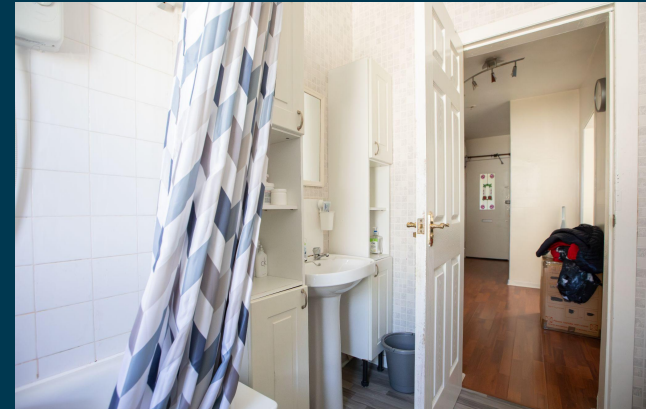
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



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

£ 950

Returns Based on Rental Income	£600	£950
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£90.00
Total Monthly Costs	£325.00	£355.00
Monthly Net Income	£275.00	£545.00
Annual Net Income	£3,300.00	£6,540.00
Net Return	12.79%	25.35%

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 **£4,740.00**
Adjusted To

Net Return **18.37%**

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


Annual Net Income **£5,340.00**
Adjusted To

Net Return **20.70%**

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 £90,000.




2 bedroom apartment for sale

French Street, Renfrew, Renfrewshire, PA4

CURRENTLY ADVERTISED

Marketed from 18 Sep 2024 by Walker Laird, Renfrew


£90,000



[View floor plan](#)

[+ Add to report](#)

UPPER COTTAGE FLAT | 2 DOUBLE BEDROOMS | RECENTLY INSTALLED KITCHEN WITH BREAKFAST BAR | STYLISH...




2 bedroom terraced house for sale

Carron Way, Paisley, Renfrewshire

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Mar 2024 to 10 Jul 2024 (120 days) by McKirdy Estate Agents, Glasgow

£90,000



[View floor plan](#)

[+ Add to report](#)

WALK IN CONDITION | SPACIOUS MID TERRACE VILLA | GENEROUS SIZE LOUNGE | MODERN FITTED KITCHEN | 2...

🔗 Sold price history:	View
06/05/2024	£116,791
01/12/2017	£75,000


🔗 EPC: [View](#)

(Approx.) Sqft: **807 sq ft** Price (£) per sqft: **£111.48**

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat [+ Add to report](#)


Porterfield Road, Renfrew

CURRENTLY ADVERTISED

Marketed from 25 Sep 2024 by Slater Hogg & Howison Lettings, Paisley

Available Mid October | Ground Floor Flat | Two Double Bedrooms | Part Furnished | Allocated Par...

£900 pcm



2 bedroom villa [+ Add to report](#)

Fairfield Drive, Renfrew, PA4

NO LONGER ADVERTISED

Marketed from 27 Jun 2024 to 11 Jul 2024 (14 days) by Robb Residential, Glasgow

Mid terrace villa | Quiet location | Unfurnished | Private driveway | White goods | Private garde...

£900 pcm

Sold price history: [View](#)

25/05/2006	£113,000
31/07/2002	£72,000






EPC: [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£1.42**

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: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.



Paisley Road, Renfrew, PA4

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