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LET PROPERTY PACK

INVESTMENT INFORMATION

Grant Street, Greenock, PA15

208102965

(www.letproperty.co.uk





Property Description

Our latest listing is in Grant Street, Greenock, PA15

Get instant cash flow of £450 per calendar month with a 7.2% Gross Yield for investors.

This property has a potential to rent for £477 which would provide the investor a Gross Yield of 7.6% 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...

LETPR®PERTY





Grant Street, Greenock, PA15

208102965

1 Bedroom Factor 1 Bathroom Grou Spacious Lounge Leas Modern Kitchen Curre

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: Freehold Current Rent: £450 Market Rent: £477







Kitchen





Bedrooms





Bathroom





Exterior



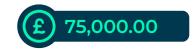






Figures based on assumed purchase price of [Field - HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



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. The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is \bigcirc



£450	£477
£234.38	
£15.00	
твс	
твс	
£45.00	£47.70
£294.38	£297.08
£155.63	£179.93
£1,867.50	£2,159.10
<mark>7.70%</mark>	<mark>8.90%</mark>
	£23 £15 TE £45.00 £294.38 £155.63 £1,867.50



Return Stress Test Analysis Report





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

4.97%

Annual Net Income **£1,205.10** Adjusted To

Net Return

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

Annual Net Income **£1,034.10** Adjusted To

Net Return

4.26%

Sale Comparables Report

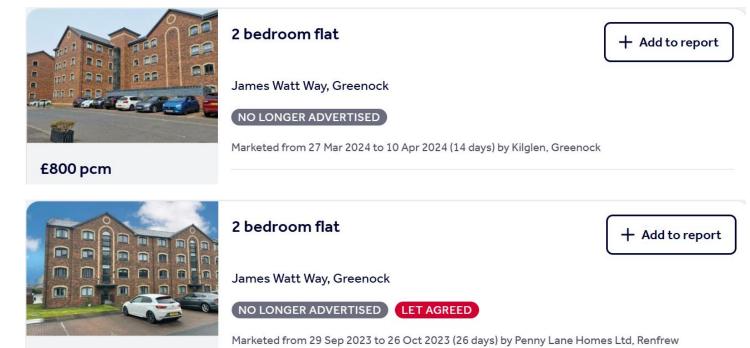


This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £125,000.

	2 bedroom semi-detached house for sale Grant Street, Greenock NO LONGER ADVERTISED SOLD STC	+ Add to report
	EPC = BAND D Gas Central Heating/ Double Glazing Stunning views	Ideal Family accommodation
£125,000	SOLD PRICE HISTORY	
	2 bedroom semi-detached house for sale Grant Street, Greenock, PA15 NO LONGER ADVERTISED SOLD STC	+ Add to report
	Extended Traditional Semi Detached Villa Lovely Bay Windowed Lounge Two Spacious Double Bedro	
£12 <mark>3,995</mark>	SOLD PRICE HISTORY	

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm





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

Grant Street, Greenock, PA15

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.

