

LET PROPERTY PACK

INVESTMENT INFORMATION

Grieve Road, Greenock,
PA16

213823035

 www.letproperty.co.uk





Property Description

Our latest listing is in Grieve Road, Greenock, PA16

Get instant cash flow of **£500** per calendar month with a **8.6%** 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 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...



Grieve Road, Greenock,
PA16

213823035



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £500

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] 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%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



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



£ 600

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	£600
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£60.00
Total Monthly Costs	£283.75	£293.75
Monthly Net Income	£216.25	£306.25
Annual Net Income	£2,595.00	£3,675.00
Net Return	10.77%	15.25%

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 **10.27%**

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

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

Net Return **10.89%**

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.



3 bedroom semi-detached house for sale

+ Add to report

KESTREL CRESCENT, GREENOCK

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Feb 2021 to 30 Jun 2021 (127 days) by BestMove Scotland, Greenock



3 bedroom semi-detached house for sale

+ Add to report

Kestrel Crescent, Greenock

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2021 to 29 Jan 2021 (11 days) by Brian Harkins, Port Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

3 bedroom flat

Grieve Road Greenock

NO LONGER ADVERTISED

Marketed from 17 Dec 2024 to 19 Dec 2024 (1 days) by Neill Clerk, Greenock

+ Add to report



£650 pcm

3 bedroom flat

Buchanan Street, Greenock, PA16

NO LONGER ADVERTISED

Marketed from 23 Jan 2024 to 3 Feb 2024 (11 days) by OpenRent, London

+ 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: **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.



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Grieve Road, Greenock, PA16

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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