

LET PROPERTY PACK

INVESTMENT INFORMATION

Broadloan Renfrew, PA4
OSA

186828708

 www.letproperty.co.uk





Property Description

Our latest listing is in Broadloan Renfrew, PA4 0SA

Get instant cash flow of **£400.00** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£425** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

With a location in Renfrew that allows for easy access to amenities, a tenant currently situated and a potential rent that ensures fantastic returns, this would be the perfect addition to an investors portfolio.

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



Broadloan Renfrew, PA4
OSA

186828708



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen Fittings

Factor Fees: £0.00

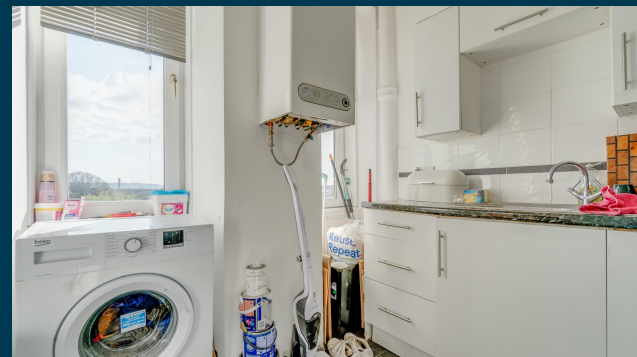
Current Rent: £400.00

Market Rent: £425

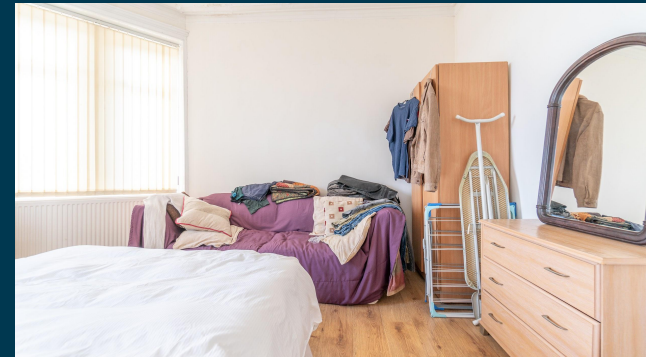
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £53,000.00 and borrowing of £39,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 53,000.00

25% Deposit	£13,250.00
Stamp Duty ADS @ 6%	£3,180.00
Legal Fees	£1,000.00
Total Investment	£17,430.00

Projected Investment Return



The monthly rent of this property is currently set at £400.00 per calendar month but the potential market rent is

£ 425

Returns Based on Rental Income	£400.00	£425
Mortgage Payments on £39,750.00 @ 5%	£165.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£40.00	£42.50
Total Monthly Costs	£220.63	£223.13
Monthly Net Income	£179.38	£201.88
Annual Net Income	£2,152.50	£2,422.50
Net Return	12.35%	13.90%

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 **£1,572.50**
Adjusted To

Net Return **9.02%**

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

Annual Net Income **£1,627.50**
Adjusted To

Net Return **9.34%**

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 £56,000.00.



£56,000

1 bedroom flat for sale

Broadloan, Renfrew

NO LONGER ADVERTISED SOLD STC

Key features

New Combi Boiler GCH with 5 year Warranty | New Central Heating System | New Fully Fitted Kitchen | New Bathroom & Shower | New Electric ...

Marketed from 9 Apr 2021 to 8 Oct 2021 (182 days) by Patch Property, Renfrewshire

+ Add to report

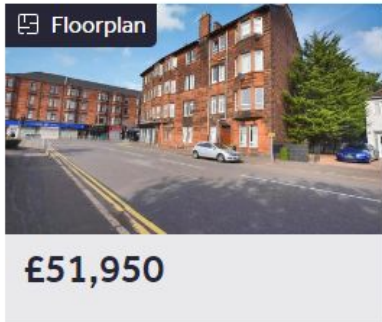
- Good Condition, recently refurbished - modern kitchen
- Offers over £56,000
- Property within the same building:
- sold for £56,000 in 2021
- No photos so don't know condition or size

[1/1, 5 BROADLOAN, RENFREW, PA4 0SA](#)

08-10-2021

£56,000

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 £56,000.00.



1 bedroom apartment for sale

Broadloan, Renfrew, PA4

NO LONGER ADVERTISED SOLD STC

+ Add to report

Key features

SPACIOUS APARTMENT | EN-SUITE SHOWER ROOM | CONVENIENT LOCATION | MODERN FITTED KITCHEN | DOUBLE GLAZING | GAS ...

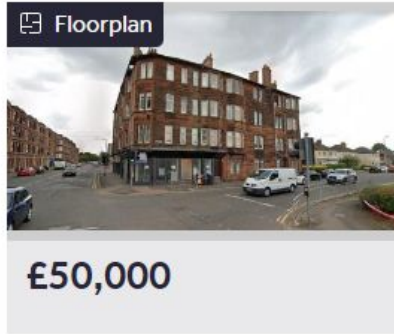
Marketed from 23 Sep 2021 to 18 Jan 2022 (116 days) by Peachtree Property, Renfrew

Sold price history

10 Nov 2021 £67,000

- Great Condition
- Offers over £51,950
- Sold for £67,000 in 2021

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 £56,000.00.



1 bedroom flat for sale

3/1 3 Broadloan, Renfrew, Renfrewshire, PA4 0SA

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Key features

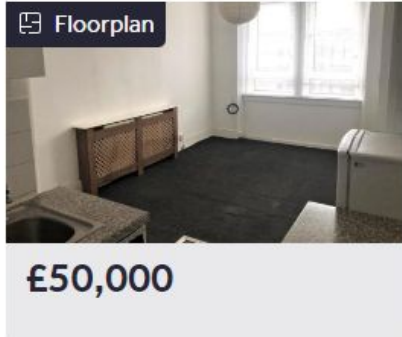
FOR SALE BY ONLINE AUCTION THURSDAY 6TH OCTOBER AT 9.00AM.

Tenanted one bedroom flat in central Renfrew. Estimated potential end- ...

Marketed from 13 Sep 2022 to 11 Oct 2022 (27 days) by Online Property Auctions Scotland Limited, Glasgow

- **Modern kitchen but other rooms need refurbished/redecorated - appears ceiling has fallen in in bathroom**
- **Selling at auction**
- **Guide price of £50,000**

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 £56,000.00.



1 bedroom apartment for sale

Broadloan, Renfrew, Renfrew, Renfrewshire

NO LONGER ADVERTISED SOLD STC

Key features

Freehold - Council Tax band A | One Bedroom Apartment | Open Plan Kitchen/Living Space | Three-Piece Bathroom | Bay Window | Central ...

Marketed from 30 Aug 2022 to 1 Nov 2022 (62 days) by Springbok Properties, Nationwide

+ Add to report

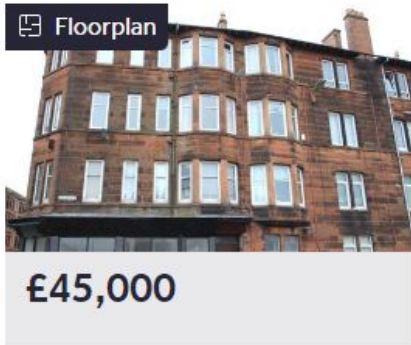
- Good Condition but bathroom fittings seem dated
- Offers over £50,000
- INDEPENDENTLY VALUED at £50,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor
- Property within same building sold for £46,000 in 2022

[3 BROADLOAN, RENFREW, PA4 0SA](#)

04-11-2022

£46,000

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 £56,000.00.



1 bedroom flat for sale

Broadloan, Renfrew, Renfrewshire, PA4

NO LONGER ADVERTISED **SOLD STC**

Key features

An exceptionally well presented traditional 2nd floor flat set in a convenient location near to Renfrew town centre. As such this excellent ...

Marketed from 10 Feb 2022 to 4 Mar 2022 (22 days) by Slater Hogg & Howison, Paisley

- **Good Condition**
- **Offers over £45,000**

+ Add to report

[2/1, 3D, BROADLOAN, RENFREW, PA4 OSA](#)

11-03-2022

£50,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500.00 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

Broadloan, Renfrew, Renfrewshire, PA4

NO LONGER ADVERTISED

Key features

A bright fully furnished one bed property in a traditional red sandstone tenement in Paisley.

Marketed from 5 Jan 2023 to 14 Feb 2023 (39 days) by CAIRN LETTING & ESTATE AGENCY, Glasgow

+ Add to report



1 bedroom flat

Broadloan, Renfrew

NO LONGER ADVERTISED

LET AGREED

Key features

ONE DOUBLE BEDROOM | GAS CENTRAL HEATING | UNFURNISHED | CLOSE TO TOWN CENTRE | WHITE GOODS | COUNCIL TAX BAND A | ...

Marketed from 23 Jan 2023 to 3 Feb 2023 (10 days) by Penny Lane Homes in Paisley Limited, Renfrew

+ 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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Pets: **None**
-  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

Broadloan Renfrew, PA4 0SA

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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