

LET PROPERTY PACK

INVESTMENT INFORMATION

Green Road, Paisley, PA2
9AB

196259660

 www.letproperty.co.uk





Property Description

Our latest listing is in Green Road, Paisley, PA2 9AB

Get instant cash flow of **£395.00** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£550.00** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Property Key Features

1 Bedroom

1 Bathroom

Garden Grounds

Spacious Lounge

Factor Fees: £0.00

Current Rent: £395.00

Market Rent: £550.00

Green Road, Paisley, PA2
9AB

196259660

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000 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
Legal Fees	£1,000.00
Total Investment	£22,700.00

Projected Investment Return



The monthly rent of this property is currently set at £395.00 per calendar month but the potential market rent is

£ 550.00

Returns Based on Rental Income	£395.00	£550.00
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£39.50	£55.00
Total Monthly Costs	£273.25	£288.75
Monthly Net Income	£121.75	£261.25
Annual Net Income	£1,461.00	£3,135.00
Net Return	6.44%	13.81%

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 **£2,035.00**
Adjusted To

Net Return **8.96%**

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

Annual Net Income **£2,085.00**
Adjusted To

Net Return **9.19%**

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 £79,995.00.



£79,995

3 bedroom flat for sale

Green Road, Paisley, PA2 9AH

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Fantastic Upper Cottage Flat | Three Double Bedrooms | Bright Spacious Lounge | Fully Fitted Kit...

SOLD PRICE HISTORY	
17 Aug 2022	£97,500



£67,500

2 bedroom flat for sale

86 Green Road, PAISLEY, PA2 9AH

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

This refurbished building offers an upper cottage apartment that has been improved by the current...

SOLD PRICE HISTORY	
4 Mar 2021	£70,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600.00 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom ground floor flat

Cardell Road, Paisley, Renfrewshire, PA2

+ Add to report

NO LONGER ADVERTISED

Lovely 1 bedroom furnished lower cottage flat in the heart of Paisley

SOLD PRICE HISTORY

24 May 2004

£42,000

Marketed from 12 Jun 2023 to 21 Jun 2023 (8 days) by Lind Letting, Bridge of Weir



£595 pcm

1 bedroom flat

Green Road, Paisley, Renfrewshire, PA2

+ Add to report

NO LONGER ADVERTISED






Shower | Washing machine | Fridge Freezer

Marketed from 26 Aug 2023 to 29 Aug 2023 (2 days) by Castle Residential, Paisley

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: **4 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

Green Road, Paisley, PA2 9AB

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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