

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Floorsburn Crescent  
Johnstone, PA5

197121723

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Floorsburn Crescent Johnstone, PA5

Get instant cash flow of **£450** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Floorsburn Crescent  
Johnstone, PA5

197121723



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Wide Garden Ground**

**Paisley Centre Location**

**Factor Fees: £0.00**

**Current Rent: £450**

**Market Rent: £500**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£21,150.00</b>

# Projected Investment Return

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

£ 500



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	£450	£500
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£50.00
<b>Total Monthly Costs</b>	<b>£263.13</b>	<b>£268.13</b>
<b>Monthly Net Income</b>	<b>£186.88</b>	<b>£231.88</b>
<b>Annual Net Income</b>	<b>£2,242.50</b>	<b>£2,782.50</b>
<b>Net Return</b>	<b>10.60%</b>	<b>13.16%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,782.50**  
Adjusted To

Net Return                      **8.43%**

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

Annual Net Income      **£1,807.50**  
Adjusted To

Net Return                      **8.55%**

# 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 £81,026.



£74,995

## 2 bedroom flat for sale

22a Floorsburn Crescent, Johnstone, PA5 8PF

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Beautifully Presented Upper Cottage Flat | Heart of Johnstone Location | Modernised Internally | ...

### SOLD PRICE HISTORY

1 Feb 2022

£81,026



£70,000

## 2 bedroom flat for sale

Campbell Street, Johnstone, Renfrewshire, PA5

+ Add to report

NO LONGER ADVERTISED SOLD STC

2 Bedrooms | Entrance Hall | Lounge | Kitchen | Shower Room

Marketed from 16 Nov 2022 to 9 Feb 2023 (85 days) by Slater Hogg & Howison, Paisley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm



## 2 bedroom flat

Graham Street, Johnstone, PA5

+ Add to report

NO LONGER ADVERTISED LET AGREED

Two Double Bedroom | Top Floor Flat | Spacious Lounge | Fully Fitted Kitchen | Shower Room | Comm...

### SOLD PRICE HISTORY

24 Dec 2002	£9,780
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Marketed from 30 Jun 2023 to 21 Jul 2023 (20 days) by Penny Lane Homes, Johnstone



£575 pcm

## 2 bedroom flat

High Street, Johnstone, PA5

+ Add to report

NO LONGER ADVERTISED LET AGREED






Two Bedrooms | Close to Town Centre | Electric Shower | Double Glazing | Modern Kitchen and Bathr...

Marketed from 15 Aug 2023 to 8 Sep 2023 (24 days) by Penny Lane Homes, Johnstone

# 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: **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](http://www.letproperty.co.uk)

Floorsburn Crescent Johnstone, PA5

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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