

LET PROPERTY PACK

INVESTMENT INFORMATION

Douglas Crescent Erskine,
PA8 6BL

197461801

 www.letproperty.co.uk





Property Description

Our latest listing is in Douglas Crescent Erskine, PA8 6BL

Get instant cash flow of **£500.00** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£850.00** which would provide the investor a Gross Yield of **7.8%** 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...



Douglas Crescent Erskine,
PA8 6BL

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Garden Grounds

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £850.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 850.00

Returns Based on Rental Income	£500.00	£850.00
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£85.00
Total Monthly Costs	£471.25	£506.25
Monthly Net Income	£28.75	£343.75
Annual Net Income	£345.00	£4,125.00
Net Return	0.84%	9.99%

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 **£2,425.00**
Adjusted To

Net Return **5.87%**

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

Annual Net Income **£2,175.00**
Adjusted To

Net Return **5.27%**



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 £155,000.00.



£155,000



Floorplan

4 bedroom town house for sale

Douglas Crescent, Erskine, Renfrewshire, PA8

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A fantastic four bedroom townhouse situated in the popular area of Bargarran, Erskine. Entering t...

SOLD PRICE HISTORY

5 Jul 2022	£170,700
15 Mar 2016	£99,000
18 Oct 2004	£37,233



£149,995



Floorplan

4 bedroom town house for sale

Douglas Crescent, Erskine

+ Add to report

CURRENTLY ADVERTISED

Close to Local Schools & Amenities | Newly Fitted High Gloss Kitchen | Open Plan Lounge/Dining/Ki...

SOLD PRICE HISTORY

4 Mar 2016	£106,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom terraced house

Mainscroft, Erskine, Renfrewshire, PA8

+ Add to report

CURRENTLY ADVERTISED

NEW TO MARKET Castle Residential are delighted to bring to the lettings market this two bed...

SOLD PRICE HISTORY

8 Jul 2016	£110,000
8 Aug 2003	£74,000



£1,000 pcm

2 bedroom terraced house

Jura Place, Old Kilpatrick, Glasgow

+ Add to report

NO LONGER ADVERTISED






2 bed mid terraced villa | Immaculate condition | Child safe cul de sac location | Private rear g...

Marketed from 3 May 2023 to 30 May 2023 (27 days) by G & S Properties, Bearsden

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

Douglas Crescent Erskine, PA8 6BL

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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