

LET PROPERTY PACK

INVESTMENT INFORMATION

Espedair Street Paisley,
PA2 6NT

196834521

 www.letproperty.co.uk





Property Description

Our latest listing is in Espedair Street Paisley, PA2 6NT

Get instant cash flow of **£300.00** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£450.00** which would provide the investor a Gross Yield of **9.8%** 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...



Espedair Street Paisley,
PA2 6NT

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Property Key Features

1 Bedroom

1 Bathroom

Great Condition

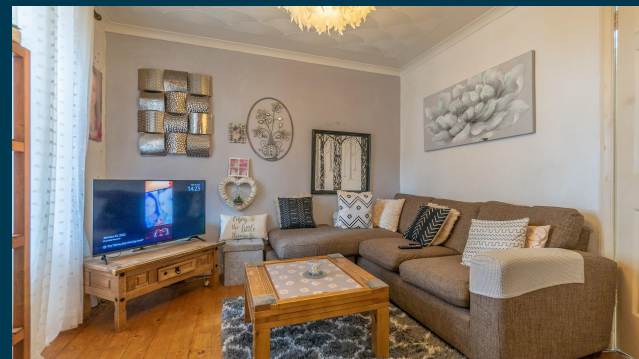
Easy access to local amenities

Factor Fees: £7.00

Current Rent: £300.00

Market Rent: £450.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 6%	£3,300.00
Legal Fees	£1,000.00
Total Investment	£18,050.00

Projected Investment Return



The monthly rent of this property is currently set at £300.00 per calendar month but the potential market rent is

£ 450.00

Returns Based on Rental Income	£300.00	£450.00
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£7.00	
Letting Fees	£30.00	£45.00
Total Monthly Costs	£223.88	£238.88
Monthly Net Income	£76.13	£211.13
Annual Net Income	£913.50	£2,533.50
Net Return	5.06%	14.04%

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 **£1,633.50**
Adjusted To

Net Return **9.05%**

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

Annual Net Income **£1,708.50**
Adjusted To

Net Return **9.47%**

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 £140,000.00.



£140,000

3 bedroom flat for sale

1/1 35 Espedair Street, Paisley PA2 6NU

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Spacious Apartment | Period Features | Stylish Kitchen | Beautiful Lounge | First Floor | Close t...

Marketed from 26 May 2022 to 3 Aug 2022 (69 days) by Cochran Dickie Estate Agency, Paisley



£135,995

3 bedroom flat for sale

Espedair Street, Paisley, Renfrewshire, PA2

+ Add to report

NO LONGER ADVERTISED

Immaculately Presented | Original Features | Central Location | Double Glazing | Gas Central Heat...

Marketed from 21 Aug 2020 to 25 Mar 2021 (215 days) by Patch Property, Renfrewshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595.00 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

Espedair Street, Paisley, PA2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1550767

Marketed from 22 Nov 2022 to 29 Nov 2022 (6 days) by OpenRent, London



£450 pcm

1 bedroom flat

Espedair Street, Paisley, Renfrewshire, PA2

+ Add to report

NO LONGER ADVERTISED






Castle Residential are pleased to offer to the letting market this one bedroom flat within easy r...

Marketed from 13 Apr 2023 to 18 Apr 2023 (4 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**
-  Current term of tenancy: **5 years+**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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

Espedair Street Paisley, PA2 6NT

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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