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# **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Burns Drive, Johnstone, PA5 OHB

196933585

🌐 www.letproperty.co.uk 🕽

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## **Property** Description

Our latest listing is in Burns Drive, Johnstone, PA5 0HB

Get instant cash flow of £600.00 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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





#### Burns Drive, Johnstone, PA5 0HB

196933585

2 Bedroom 1 Bathroom Garden Grounds Spacious Lounge

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Factor Fees: £0.00

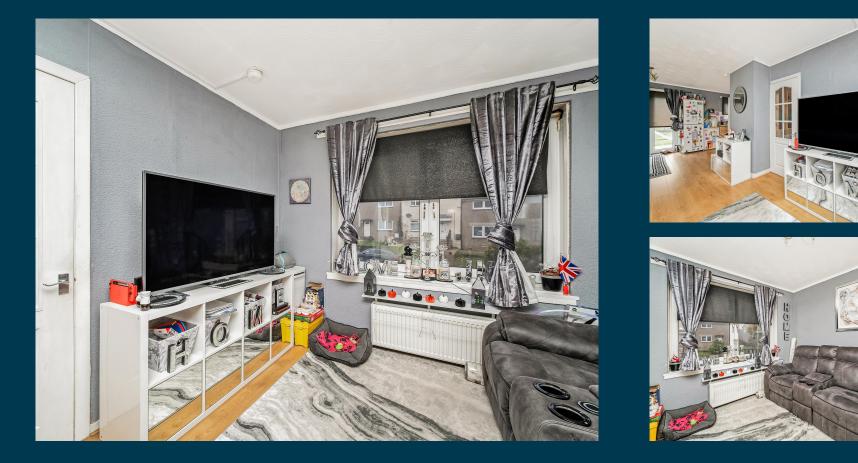
**Property Key Features** 

Current Rent: £600.00

Market Rent: £700.00

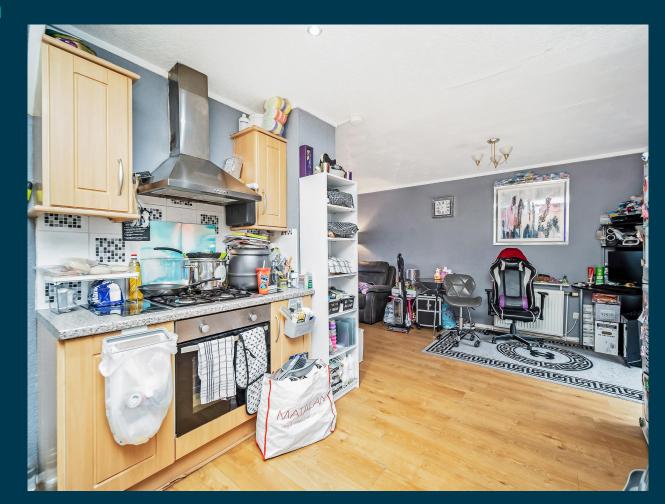




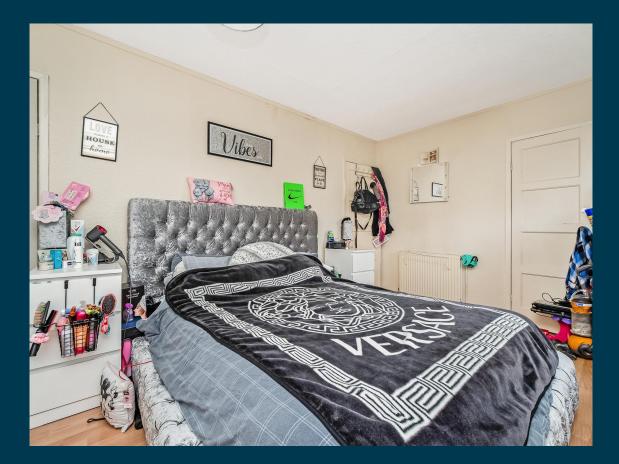


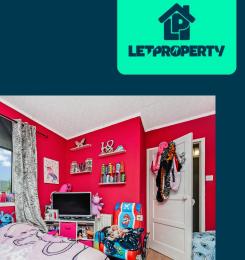
## **Kitchen**





## Bedrooms







## Bathroom









## Exterior







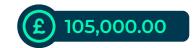






Figures based on assumed purchase price of £105,000 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
Legal Fees	£1,000.00
Total Investment	£33,550.00

## **Projected** Investment Return





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. The monthly rent of this property is currently set at £600.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£600.00	£700.00
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	.00
Letting Fees	£60.00	£70.00
Total Monthly Costs	£403.13	£413.13
Monthly Net Income	<b>£196.88</b>	<b>£286.88</b>
Annual Net Income	£2,362.50	£3,442.50
Net Return	<mark>7.04%</mark>	<mark>10.26%</mark>

## Return Stress Test Analysis Report





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

Annual Net Income **£2,042.50** Adjusted To

Net Return

**6.09**%

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

Annual Net Income **£1,867.50** Adjusted To

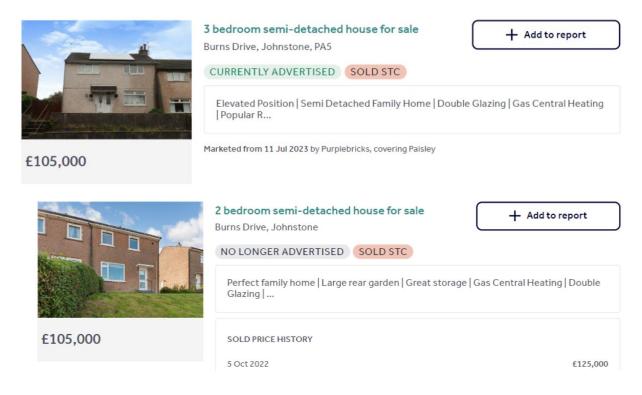
Net Return 5

5.57%

## 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  $\pm 105,000.00$ .



## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £845.00 based on the analysis carried out by our letting team at **Let Property Management**.



£845 pcm

bedroom terraced house	+ Add to report
cott Avenue, Johnstone, Renfrewshire, PA5	
NO LONGER ADVERTISED	
Castle Residential welcome to the rental market located in a p	this freshly decorated mid terrace
SOLD PRICE HISTORY	

Marketed from 31 Mar 2023 to 6 Apr 2023 (5 days) by Castle Residential, Paisley



#### 2 bedroom terraced house

Scott Avenue, Johnstone, Renfrewshire, PA5

+ Add to report

#### NO LONGER ADVERTISED

Castle Residential are delighted to offer to the market this two bedroom property in the popular  $\ldots$ 

£750	pcm
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SOLD PRICE HISTORY	
30 Mar 2022	£80,000
15 Jun 2009	£28,800

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Burns Drive, Johnstone, PA5 0HB

#### 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.

