

LET PROPERTY PACK

INVESTMENT INFORMATION

Burns Drive, Johnstone,
PA5 0HB

196933585

 www.letproperty.co.uk





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 be a great long term investment for an investor.

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



Burns Drive, Johnstone,
PA5 0HB

196933585



Property Key Features

2 Bedroom

1 Bathroom

Garden Grounds

Spacious Lounge

Factor Fees: £0.00

Current Rent: £600.00

Market Rent: £700.00

Lounge



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

£ 105,000.00

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



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

£ 700.00

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	£196.88	£286.88
Annual Net Income	£2,362.50	£3,442.50
Net Return	7.04%	10.26%

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 **£2,042.50**
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 **5.57%**

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 £105,000.00.



3 bedroom semi-detached house for sale

Burns Drive, Johnstone, PA5

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Elevated Position | Semi Detached Family Home | Double Glazing | Gas Central Heating | Popular R...

Marketed from 11 Jul 2023 by Purplebricks, covering Paisley



2 bedroom semi-detached house for sale

Burns Drive, Johnstone

+ Add to report

NO LONGER ADVERTISED SOLD STC

Perfect family home | Large rear garden | Great storage | Gas Central Heating | Double Glazing | ...

SOLD PRICE HISTORY

5 Oct 2022

£125,000

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

2 bedroom terraced house

Scott Avenue, Johnstone, Renfrewshire, PA5

+ Add to report

NO LONGER ADVERTISED

Castle Residential welcome to the rental market this freshly decorated mid terrace located in a p...

SOLD PRICE HISTORY

5 Dec 2022	£80,000
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Marketed from 31 Mar 2023 to 6 Apr 2023 (5 days) by Castle Residential, Paisley



£750 pcm

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 ...






SOLD PRICE HISTORY

30 Mar 2022	£80,000
15 Jun 2009	£28,800

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: **5 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

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.



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