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LET PROPERTY PACK

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INVESTMENT INFORMATION

Pennang, Waterside Lane Kilbarchan, Johnstone, PA10 2AD

189239769

(🌐 www.letproperty.co.uk 🔵





Property Description

Our latest listing is in Pennang, Waterside Lane Kilbarchan, Johnstone, PA10 2AD

Get instant cash flow of £1,000.00 per calendar month with a 8.9% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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





Pennang, Waterside Lane Kilbarchan, Johnstone, PA10 2AD

189239769

Property Key Features

4 Bedroom

1 Bathroom

Spacious Rooms

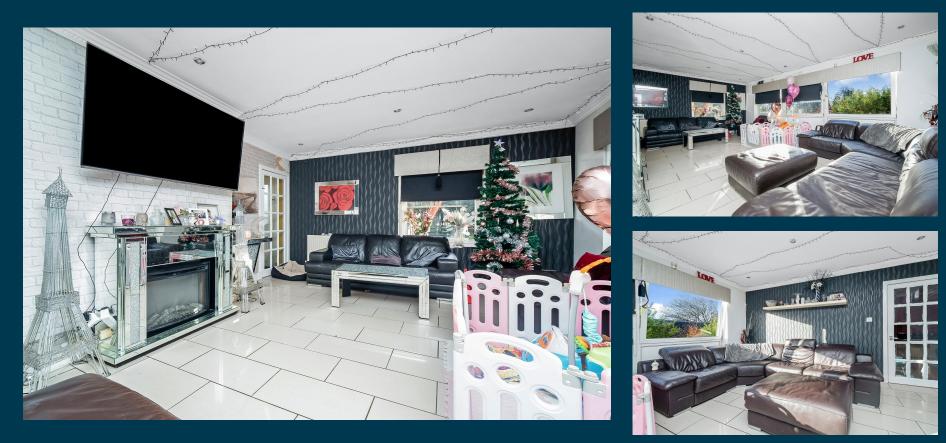
Close proximity to valuable amenities

Factor Fees: £0.00

Current Rent: £1,000.00

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £135,000 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
Legal Fees	£1,000.00
Total Investment	£42,850.00

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 £1,000.00 per calendar month.

LETOR(I)DER

Returns Based on Rental Income	£1,000.00
Mortgage Payments on £101,250.00 @ 5%	£421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£100.00
Total Monthly Costs	£536.88
Monthly Net Income	£463.13
Annual Net Income	£5,557.50
Net Return	12.97%

Return Stress Test Analysis Report





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

Annual Net Income	£2,237.50		
Adjusted To			
Net Return	5.22%		

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

Annual Net Income **£1,912.50** Adjusted To

Net Return

4.46%

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 $\pm 570,000.00$.



£570,000



Stunning Contemporary Home | Modernised and Extended Set in Stunning Landscaped Gardens | Detached Cottage | Open Plan ...

Marketed from 24 Nov 2022 by Cochran Dickie Estate Agency, Bridge Of Weir



£545,000

bedroom	detached	villa	for	sale
	1.1711			

Tandlehill Road, Kilbarchan

NO LONGER ADVERTISED SOLD STC

Key features

Substantial Arts and Crafts style detached villa | Spacious and flexible accommodation over two levels | Impressive open plan kitchen/ sitting/ ...

Marketed from 14 Jul 2022 to 20 Oct 2022 (97 days) by Corum, Bridge Of Weir

+ Add to report

+ Add to report



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250.00 based on the analysis carried out by our letting team at Let Property Management.



£1,250 pcm

£1,200 pcm



+ Add to report

Four Double Bedrooms | Semi Detached House | Converted Loft | Spacious Lounge | Fully Fitted Kitc...

Marketed from 9 Jan 2023 to 31 Mar 2023 (81 days) by Penny Lane Homes, Johnstone

LET AGREED



4 bedroom house Hagg Road, Johnstone

+ Add to report

NO LONGER ADVERTISED

Four Double Bedrooms | Semi Detached House | Converted Loft | Spacious Lounge | Fully Fitted Kitc...

Marketed from 7 Nov 2022 to 17 Nov 2022 (9 days) by Penny Lane Homes, Johnstone

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

Pennang, Waterside Lane Kilbarchan, Johnstone, PA10 2AD

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.

