

LET PROPERTY PACK

INVESTMENT INFORMATION

Lochinver Crescent Paisley,
PA2 9EU

198791426

 www.letproperty.co.uk





Property Description

Our latest listing is in Lochinver Crescent Paisley, PA2 9EU

Get instant cash flow of **£510** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

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...



Lochinver Crescent
Paisley, PA2 9EU

198791426



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £0.00

Current Rent: £510

Market Rent: £550

Lounge



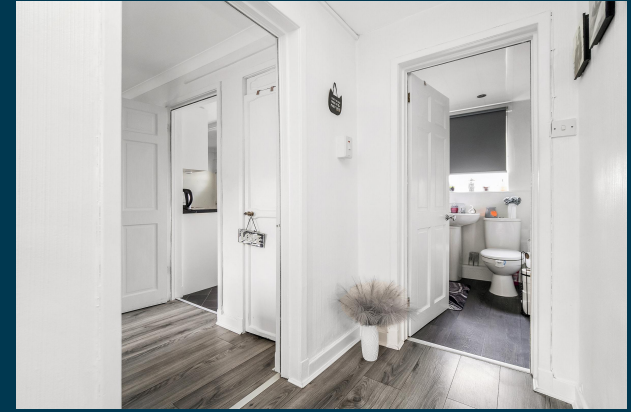
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000 and borrowing of £56,250.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



The monthly rent of this property is currently set at £510 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£510	£550
Mortgage Payments on £56,250.00 @ 4%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£51.00	£55.00
Total Monthly Costs	£253.50	£257.50
Monthly Net Income	£256.50	£292.50
Annual Net Income	£3,078.00	£3,510.00
Net Return	12.69%	14.47%

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 **£2,410.00**
Adjusted To

Net Return **9.94%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£2,385.00**
Adjusted To

Net Return **9.84%**

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 £115,000.



£115,000



2 bedroom semi-detached house for sale
24 Lochinver Crescent, Paisley, PA2 9EU

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Driveway | Two Double Bedrooms | Good Views

SOLD PRICE HISTORY	
15 Jul 2022	£124,000

Marketed from 11 Apr 2022 to 17 Jun 2022 (67 days) by Cochran Dickie Estate Agency, Paisley



£92,000



2 bedroom terraced house for sale
Lochinver Crescent, Paisley, PA2

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Good Sized Double Bedrooms | Attractive Mid Terraced Villa | Lounge/Dining Room | Stylish Mod...

SOLD PRICE HISTORY	
24 Feb 2020	£93,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

Lounsdale Drive, Paisley, Renfrewshire, PA2

+ Add to report

NO LONGER ADVERTISED

Shower

SOLD PRICE HISTORY

13 May 2004

£50,000

Marketed from 24 Nov 2023 to 14 Dec 2023 (20 days) by Castle Residential, Paisley



£595 pcm

1 bedroom flat

Cardell Drive, Paisley, PA2

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1646802

Marketed from 18 Mar 2023 to 21 Mar 2023 (2 days) by OpenRent, London

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 Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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

Lochinver Crescent Paisley, PA2 9EU

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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