

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Auchmannoch Avenue Paisley, PAI 3AG

199090497











## **Property Description**

Our latest listing is in Auchmannoch Avenue Paisley, PAI 3AG

Get instant cash flow of £1,100 per calendar month with a 5.3% Gross Yield for investors.

This property has a potential to rent for £1,500 which would provide the investor a Gross Yield of 7.2% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Auchmannoch Avenue Paisley, PAI 3AG



2 bedroom

1 bathroom

Single Garage

Close proximity to valuable amenities

Factor Fees: £0.00

**Ground Rent: N/A** 

Lease Length: N/A

Current Rent: £1,100

Market Rent: £1,500

199090497

# Lounge









# Kitchen









# **Bedrooms**









# **Bathroom**





# **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £250,000 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£62,500.00** 

Stamp Duty ADS @ 6% **£15,000.00** 

LBTT Charge £2,100

Legal Fees £1,000.00

Total Investment £80,600.00

#### **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 £1,100 per calendar month but the potential market rent is

(£)	1,500
	*

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £187,500.00 @ 5%	£781.25 £15.00 £0.00 N/A	
Est. Building Cover (Insurance)		
Approx. Factor Fees		
Ground Rent		
Letting Fees	£110.00	£150.00
Total Monthly Costs	£906.25	£946.25
Monthly Net Income	£193.75	£553.75
Annual Net Income	£2,325.00	£6,645.00
Net Return	2.88%	8.24%

## Return Stress Test Analysis Report





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

Annual Net Income

£3,645.00

Adjusted To

Net Return

4.52%

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

Annual Net Income

£2,895.00

Adjusted To

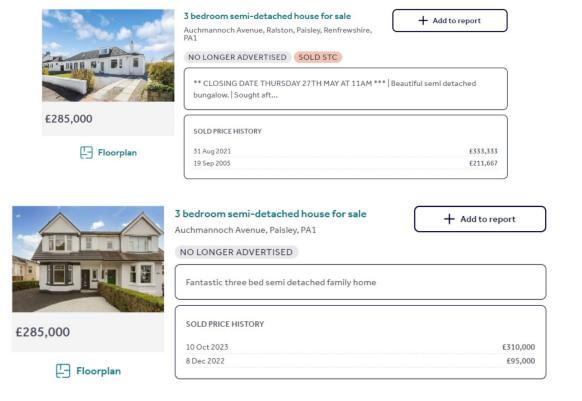
Net Return

3.59%

#### 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 £285,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,995 based on the analysis carried out by our letting team at Let Property Management.



2 bedroom semi-detached bungalow

Nethervale Avenue, Clarkston

NO LONGER ADVERTISED

Gas central heating | Double glazing

Marketed from 13 Jan 2023 to 13 Jan 2023 by G4 Properties, Glasgow

£1,995 pcm



£1,500 pcm

Floorplan

2 bedroom semi-detached bungalow

Thistledown Grove, Coatbridge

NO LONGER ADVERTISED LET AGREED

2 Double Bedrooms | All on One Level | Off Street Parking | Bathroom + Wc | Fully Furnished Pri...

SOLD PRICE HISTORY

18 Mar 2011

£115,000

+ Add to report

+ Add to report

#### **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: Moved in within the last 2 years



Standard 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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Auchmannoch Avenue Paisley, PAI 3AG



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.