

LET PROPERTY PACK

INVESTMENT INFORMATION

Auchmannoch Avenue
Paisley, PA1 3AG

199090497

 www.letproperty.co.uk





Property Description

Our latest listing is in Auchmannoch Avenue Paisley, PA1 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, PA1 3AG

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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 250,000.00

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



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,500



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.



Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
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.



£285,000



3 bedroom semi-detached house for sale
Auchmannoch Avenue, Ralston, Paisley, Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

** CLOSING DATE THURSDAY 27TH MAY AT 11AM *** | Beautiful semi detached bungalow. | Sought aft...

SOLD PRICE HISTORY	
31 Aug 2021	£333,333
19 Sep 2005	£211,667



£285,000



3 bedroom semi-detached house for sale
Auchmannoch Avenue, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED

Fantastic three bed semi detached family home

SOLD PRICE HISTORY	
10 Oct 2023	£310,000
8 Dec 2022	£95,000

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**.



£1,995 pcm

2 bedroom semi-detached bungalow

Nethervale Avenue, Clarkston

+ Add to report

NO LONGER ADVERTISED

Gas central heating | Double glazing

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



£1,500 pcm

2 bedroom semi-detached bungalow

Thistledown Grove, Coatbridge

+ Add to report

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



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: **Moved in within the last 2 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

Auchmannoch Avenue Paisley, PA1 3AG

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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