

¥

## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Silver Birch Wynd Port Glasgow, PA14

202384774

( www.letproperty.co.uk

#### 



## **Property** Description

Our latest listing is in Silver Birch Wynd Port Glasgow, PA14

Get instant cash flow of £540 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 9.6% 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...







Silver Birch Wynd Port Glasgow, PA14

202384774

Property Key Features

2 bedrooms 1 bathroom

Double Glazed Window Garden Ground Factor Fees: £70.00 Ground Rent: N/A Lease Length: N/A Current Rent: £540 Market Rent: £1,000













## Bedrooms





## Bathroom





## Exterior





## **Initial** Outlay



Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### **PROPERTY VALUATION**



25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

## **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 £540 per calendar month but the potential market rent is  $\bigcirc$ 



LETOR(I)DER

Returns Based on Rental Income	£540	£1,000
Mortgage Payments on £93,750.00 @ 5%	£39	0.63
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£70	).00
Ground Rent	N	/A
Letting Fees	£54.00	£100.00
Total Monthly Costs	£529.63	£575.63
Monthly Net Income	£10.38	£424.38
Annual Net Income	<b>£124.50</b>	£5,092.50
Net Return	<mark>0.31%</mark>	<mark>12.81%</mark>

### Return Stress Test Analysis Report





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

Annual Net Income **£3,092.50** Adjusted To

Net Return

**7.78**%

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

Annual Net Income£3,217.50Adjusted To

Net Return

8.09%

### Sale Comparables Report

LETOROPERTY

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 £193,995.

1	2 bedroom apartment for sale Inverciyde PA14	+ Add to report
P	NO LONGER ADVERTISED	
	Built by Luxury Builder, Muir Homes   Clever desig	n features, flexible layouts and a high-
£193,995	Marketed from 17 Jan 2019 to 9 Jul 2019 (172 days) by Muir	Homes Ltd (Central)
[-] Floorplan		
Contraction of the	2 bedroom apartment for sale	+ Add to report



Floorplan

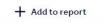
#### £189,995

Inverclyde PA14

#### NO LONGER ADVERTISED

Built by Luxury Builder, Muir Homes | Open plan kitchen/dining area | Fully integrated appliances...

Marketed from 23 Oct 2019 to 17 Mar 2020 (145 days) by Muir Homes Ltd (Central)



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

#### 2 bedroom apartment

Glasgow Harbour Terrace, Flat 9/1, Glasgow Harbour, Glasgow, G11 6BP

#### CURRENTLY ADVERTISED

Private Balcony | Gas Central Heating | Secure Entry System | Double Glazing Windows

Marketed from 12 Mar 2024 by Clyde Property, Westend



#### £1,400 pcm

#### 2 bedroom apartment

Great Western Road, Glasgow

#### CURRENTLY ADVERTISED

+ Add to report

+ Add to report

We are delighted to present this two-bedroom lower conversion held within an impressive red sands...

Marketed from 4 Mar 2024 by Rettie, Glasgow City

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

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: 3 years+

Payment history: On time for length of tenancy





Silver Birch Wynd Port Glasgow, PA14

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.

