

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Silver Birch Wynd Port  
Glasgow, PA14

202384774

 [www.letproperty.co.uk](http://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

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## 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**

# Lounge



# Kitchen



# 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

£ 125,000.00

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

# 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

£ 1,000

Returns Based on Rental Income	£540	£1,000
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	N/A	
Letting Fees	£54.00	£100.00
<b>Total Monthly Costs</b>	<b>£529.63</b>	<b>£575.63</b>
<b>Monthly Net Income</b>	<b>£10.38</b>	<b>£424.38</b>
<b>Annual Net Income</b>	<b>£124.50</b>	<b>£5,092.50</b>
<b>Net Return</b>	<b>0.31%</b>	<b>12.81%</b>

# 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      **£3,217.50**  
Adjusted To

Net Return                      **8.09%**

# 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 £193,995.



£193,995

 Floorplan

## 2 bedroom apartment for sale

Inverclyde PA14

+ Add to report

NO LONGER ADVERTISED

Built by Luxury Builder, Muir Homes | Clever design features, flexible layouts and a high-quality...

Marketed from 17 Jan 2019 to 9 Jul 2019 (172 days) by Muir Homes Ltd (Central)



£189,995

 Floorplan

## 2 bedroom apartment for sale

Inverclyde PA14

+ Add to report

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

+ Add to report

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

+ Add to report

CURRENTLY ADVERTISED






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

# 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: **3 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.



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.



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