

LET PROPERTY PACK

INVESTMENT INFORMATION

Tern Place Johnstone PA5

185658611

 www.letproperty.co.uk





Property Description

Our latest listing is in Tern Place Johnstone PA5

Get instant cash flow of **£495** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.4%** 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...



Tern Place Johnstone PA5

185658611



Property Key Features

2 bedrooms

1 bathroom

Three piece bathroom

Easy Access to Local Amenities

Factor Fees: TBC

Current Rent: £495

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 650



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	£495	£650
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	N/A	
Letting Fees	£49.50	£65.00
Total Monthly Costs	£298.88	£314.38
Monthly Net Income	£196.13	£335.63
Annual Net Income	£2,353.50	£4,027.50
Net Return	9.71%	16.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,727.50**
Adjusted To

Net Return **11.25%**

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

Annual Net Income **£2,902.50**
Adjusted To

Net Return **11.97%**

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 £90,000.



£90,000



Floorplan

2 bedroom end of terrace house for sale

Sheldrake Place, Johnstone

NO LONGER ADVERTISED SOLD STC

+ Add to report

End terrace house | Two double bedrooms | Lounge with dining area | Well-presented kitchen | 4 ...

SOLD PRICE HISTORY

29 May 2023	£107,000
9 Jun 2021	£95,000



£85,000



Floorplan

2 bedroom terraced house for sale

Finch Place, Johnstone

NO LONGER ADVERTISED SOLD STC

+ Add to report

*** CLOSING DATE SET - WEDNESDAY 25th JANUARY at 12 noon *** This well-appointed Mid Terrace Vill...

SOLD PRICE HISTORY

8 Mar 2023	£90,588
------------	---------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom end of terrace house

Spateston Road, Johnstone, PA5

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1975240

Marketed from 15 Feb 2024 to 27 Feb 2024 (11 days) by OpenRent, London



£850 pcm

3 bedroom terraced house

Spateston Road, Johnstone, Renfrewshire, PA5

+ Add to report

NO LONGER ADVERTISED

Castle Residential are delighted to offer the the market this three bedroom link terraced villa i...

SOLD PRICE HISTORY

27 Nov 2020






£73,500

Marketed from 9 Feb 2024 to 8 Mar 2024 (27 days) by Castle Residential, Paisley

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: **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

Tern Place Johnstone PA5

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.



LETPROPERTY