

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Walnut Crescent, PA5 9QJ

200900759

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





## Property Description

Our latest listing is in Walnut Crescent, PA5 9QJ

Get instant cash flow of **£550** per calendar month with a **11.6%** Gross Yield for investors.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Walnut Crescent, PA5 9QJ

200900759



## Property Key Features

**1 bedroom**

**1 bathroom**

**Three Piece Bathroom**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £57,000.00 and borrowing of £42,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 57,000.00

25% Deposit	£14,250.00
Stamp Duty ADS @ 6%	£3,420.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£18,670.00</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.



<b>Returns Based on Rental Income</b>	<b>£550</b>
Mortgage Payments on £42,750.00 @ 5%	<b>£178.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>N/A</b>
Letting Fees	<b>£55.00</b>
<b>Total Monthly Costs</b>	<b>£248.13</b>
<b>Monthly Net Income</b>	<b>£301.88</b>
<b>Annual Net Income</b>	<b>£3,622.50</b>
<b>Net Return</b>	<b>19.40%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,317.50**

Net Return **-12.41%**

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

Annual Net Income Adjusted To **-£3,172.50**

Net Return **-16.99%**

# 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 £135,000.



£135,000

**2 bedroom ground floor flat for sale**  
Flat 0/2, 3 Dunvegan Avenue, Elderslie, PA5 9NT  
NO LONGER ADVERTISED **UNDER OFFER**

+ Add to report

Stunning Contemporary Apartment | All on the Level Accommodation | Open Plan Kitchen/Dining/Livin...

Marketed from 13 Sep 2022 to 22 Nov 2022 (70 days) by Cochran Dickie Estate Agency, Paisley

Floorplan



£54,995

**1 bedroom flat for sale**  
Walnut Crescent, Johnstone, Renfrewshire, PA5  
NO LONGER ADVERTISED

+ Add to report

GAS CENTRAL HEATING | DOUBLE GLAZING | COMMODIOUS ROOM SIZES | IDEAL LOCATION | CLOSE BY LOCA...

SOLD PRICE HISTORY

23 Oct 2008	£65,000
7 Feb 2002	£26,500

Marketed from 16 Jun 2021 to 21 Oct 2021 (126 days) by PRG Properties, Erskine

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 1 bedroom flat

Glenpatrick Buildings, Elderslie, Johnstone, PA5

NO LONGER ADVERTISED

+ Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 2029160

Marketed from 22 Mar 2024 to 25 Mar 2024 (3 days) by OpenRent, London



£650 pcm

## 1 bedroom flat

Glenmalloch Place, Elderslie

NO LONGER ADVERTISED LET AGREED

+ Add to report

Available Now! | One Double Bedroom | Ground Floor Flat | Fully Furnished | Gas Central Heating |...

Marketed from 24 Nov 2023 to 9 Jan 2024 (46 days) by Slater Hogg & Howison Lettings, 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**

 Current term of tenancy: **3 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.



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

Walnut Crescent, PA5 9QJ

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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