

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Russell Street, Johnstone, PA5

205694730

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





## Property Description

Our latest listing is in Russell Street, Johnstone, PA5

Get instant cash flow of **£322** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.6%** if the rent was increased to market rate.

**With a location near the High Street in Johnstone, it will prove to be a viable rental property for an investor over the short and long term.**

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



Russell Street, Johnstone,  
PA5

205694730



## Property Key Features

**1 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £322**

**Market Rent: £500**

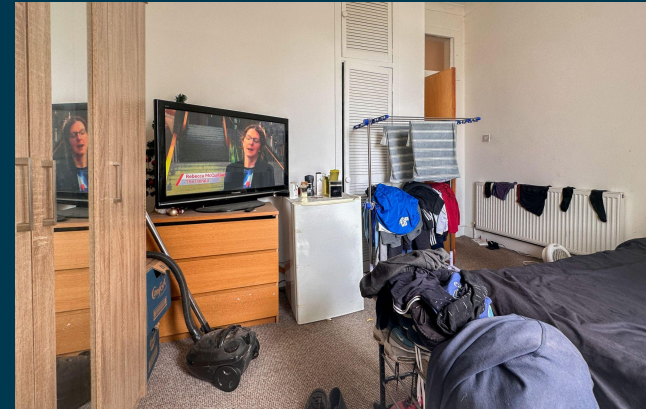
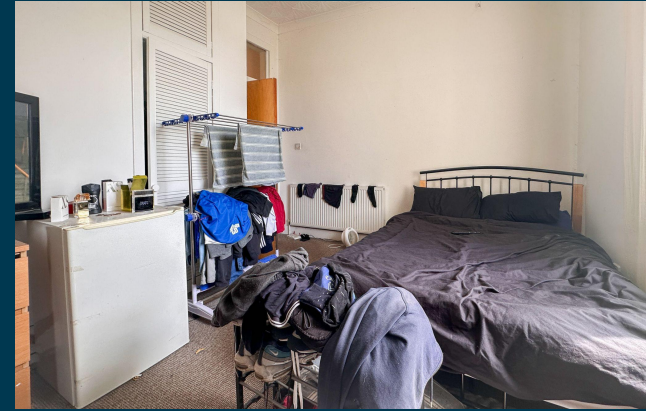
# Lounge



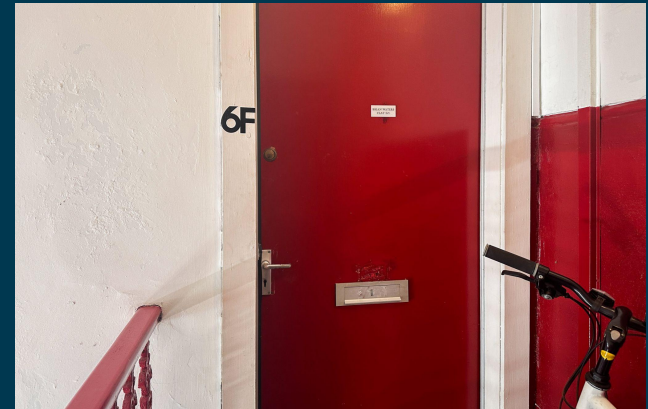
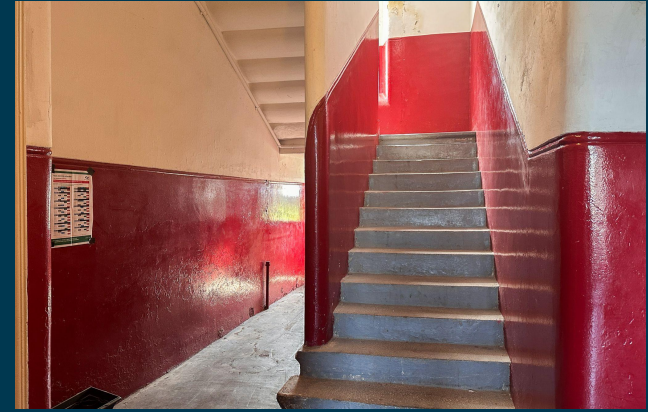
# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 44,000

Stamp Duty ADS @ 6%	<b>£2,640</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£47,640</b>



# Projected Investment Return



The monthly rent of this property is currently set at £322 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£322	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£32.20	£50.00
<b>Total Monthly Costs</b>	<b>£77.20</b>	<b>£95.00</b>
<b>Monthly Net Income</b>	<b>£244.80</b>	<b>£405.00</b>
<b>Annual Net Income</b>	<b>£2,937.60</b>	<b>£4,860.00</b>
<b>Net Return</b>	<b>6.17%</b>	<b>10.20%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,860**  
Adjusted To

Net Return                      **8.10%**

# 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 £47,000.



£49,995

 Floorplan

1 bedroom flat for sale

High Street, Johnstone

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

First Floor Tenement Flat | One Bedroom | Central Location | Secure Door Entry | Open Plan Lounge...

Marketed from 31 Jan 2022 to 8 Apr 2022 (67 days) by Penny Lane Homes, Johnstone



£47,000

1 bedroom flat for sale

Mary Street, JOHNSTONE, PA5 8BT

+ Add to report

NO LONGER ADVERTISED

Fantastic But to Let Flat | Long Term Tennent in Situ | 1 Double Bedroom | Large Lounge with Pati...

Marketed from 6 Jul 2021 to 6 Jul 2021 by Brighton & Beck, East Kilbride

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

## 1 bedroom flat

Collier Street T/L, Johnstone

+ Add to report

NO LONGER ADVERTISED LET AGREED

1 Bedrooms | Close to Town Centre | Double Glazing | Gas Central Heating | Internal Viewings Reco...

Marketed from 14 Sep 2022 to 30 Sep 2022 (15 days) by Penny Lane Homes Ltd, Paisley



£500 pcm

## 1 bedroom flat

Bankside Avenue, Johnstone PA5 8ES

+ Add to report

NO LONGER ADVERTISED






Electric Hob | Gas central heating | Smoke Detector

Marketed from 23 Mar 2018 to 8 Nov 2022 (1690 days) by Zone, Glasgow

# 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: **5 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.



Russell Street, 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**