

LET PROPERTY PACK

INVESTMENT INFORMATION

Saucel Crescent, Paisley,
PA1

198751623

 www.letproperty.co.uk





Property Description

Our latest listing is in Saucel Crescent, Paisley, PA1

Get instant cash flow of **£509** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.7%** 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...



Saucel Crescent, Paisley,
PA1

198751623



Property Key Features

2 Bedroom

1 Bathroom

Spacious Living Room

Parking Space Available

Factor Fees: £600/year

Ground Rent: TBC

Lease Length: TBC

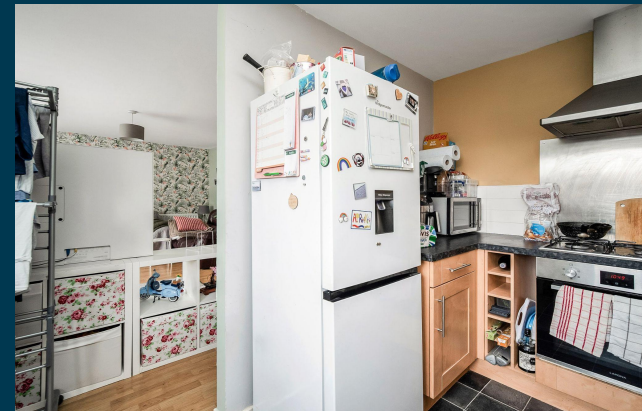
Current Rent: £509

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£2,850
Legal Fees	£1,000.00
Total Investment	£27,600.00

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 £509 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£509	£850
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	TBC	
Letting Fees	£50.90	£85.00
Total Monthly Costs	£412.78	£446.88
Monthly Net Income	£96.23	£403.13
Annual Net Income	£1,154.70	£4,837.50
Net Return	4.18%	17.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,137.50**
Adjusted To

Net Return **11.37%**

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

Annual Net Income **£3,412.50**
Adjusted To

Net Return **12.36%**

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 £105,000.



2 bedroom apartment for sale

Flat 0/2, 9 Espedair Street, Paisley

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

TWO BEDROOM LUXURY APARTMENT SHOW HOME STANDARD LOVELY OPEN VIEWS OVER PARK LAND CENTRAL LOCATION...

£109,000

Marketed from 22 Apr 2022 to 2 Aug 2022 (101 days) by Murphy & Forrester Estate Agents, Glasgow

Floorplan



2 bedroom flat for sale

Saucel Crescent, Paisley

+ Add to report

NO LONGER ADVERTISED SOLD STC

Walk-in condition | Modern Development | Double Glazing | Gas Central Heating | Residents Parking...

£105,000

Marketed from 1 Sep 2023 to 11 Jan 2024 (132 days) by Movewise Estate Agents, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

Johnston Street

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 BEDROOM | FURNISHED | GREAT LOCATION | MODERN DECOR | TWO DOUBLE BEDROOMS | DOUBLE GLAZING | GA...

Marketed from 31 Aug 2023 to 22 Sep 2023 (21 days) by Thistle Property, Glasgow



£850 pcm

2 bedroom flat

St Georges Gate, Paisley, Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED






Shower | Fridge Freezer

Marketed from 7 Oct 2021 to 14 Oct 2021 (6 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**
-  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.



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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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