

LET PROPERTY PACK

INVESTMENT INFORMATION

Floorsburn, Crescent, PA5

201058679











Property Description

Our latest listing is in Floorsburn, Crescent, PA5

Get instant cash flow of £520 per calendar month with a 10.4% Gross Yield for investors.

This property has a potential to rent for £675 which would provide the investor a Gross Yield of 13.5% 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...









2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Current Rent: £520

Market Rent: £675

Floorsburn, Crescent, PA5

201058679

Lounge



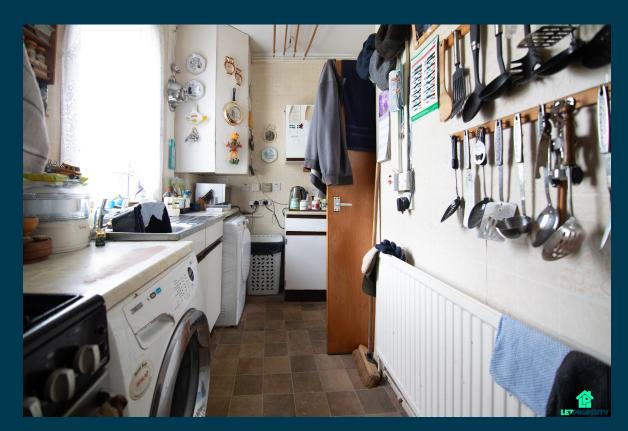






Kitchen









Bedrooms









Bathroom





Exterior









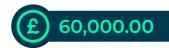
Initial Outlay





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£15,000.00**

Stamp Duty ADS @ 6% **£3,600.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £19,600.00

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 £520 per calendar month but the potential market rent is



Returns Based on Rental Income	£520	£675
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£52.00	£67.50
Total Monthly Costs	£254.50	£270.00
Monthly Net Income	£265.50	£405.00
Annual Net Income	£3,186.00	£4,860.00
Net Return	16.26%	24.80%

Return Stress Test Analysis Report





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

Annual Net Income

£3,510.00

Adjusted To

Net Return

17.91%

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

Annual Net Income

£3,960.00

Adjusted To

Net Return

20.20%

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 £60,000.



2 bedroom flat for sale

Floorsburn Crescent, Johnstone, Renfrewshire, PA5

+ Add to report

+ Add to report

CURRENTLY ADVERTISED

Perfect First Time Buyer Opportunity | Paisley Town Centre Location | Garden Grounds Spacious L...

£60,000

SOLD PRICE HISTORY



£55,000

2 bedroom flat for sale

Floorsburn Crescent, Johnstone

UNDER OFFER

NO LONGER ADVERTISED

Upper Cottage Flat | Main Door | DG & GCH | Driveway | Gardens | 2 Double Bedrooms | Quiet Road ...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom house

North Road, Johnstone

NO LONGER ADVERTISED LET AGREED

Two Double Bedroom | One Box Room | Mid Terrace House | Spacious Lounge with Dining Area | Modern...

5 pcm SOLD PRICE HISTORY



£500 pcm

2 bedroom flat

Thomson Street, Johnstone, PA5

NO LONGER ADVERTISED LET AGREED

Two Bedroom Flat | Second Floor Position | Unfurnished | All White Goods Included | Immaculate Cl...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

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: 2 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.







Interested in this property investment?

Call us on **0141 478 0985**

Floorsburn, Crescent, PA5

LETPROPERTY

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.