

LET PROPERTY PACK

INVESTMENT INFORMATION

Rannoch Drive Renfrew,
PA4 9AA

206605710

 www.letproperty.co.uk





Property Description

Our latest listing is in Rannoch Drive Renfrew, PA4 9AA

Get instant cash flow of **£700** per calendar month with a **14.0%** Gross Yield for investors.

This property has a potential to rent for **£803** which would provide the investor a Gross Yield of **16.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Rannoch Drive Renfrew,
PA4 9AA

206605710



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £803

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 60,000.00

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



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



£ 803



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	£700	£803
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£80.30
Total Monthly Costs	£272.50	£282.80
Monthly Net Income	£427.50	£520.20
Annual Net Income	£5,130.00	£6,242.40
Net Return	26.17%	31.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,636.40**
Adjusted To

Net Return **23.66%**

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

Annual Net Income **£5,342.40**
Adjusted To

Net Return **27.26%**

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 £44,995.



£44,995



3 bedroom apartment for sale

Rannoch Drive, Renfrew, PA4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

IMMACULATLY PRESENTED | 3 BEDROOMS | FIRST FLOOR POSITION | WELL MAINTAINED COMMON AREAS | PERFE...

SOLD PRICE HISTORY	
26 Jul 2022	£60,000
23 Oct 2002	£32,000

Marketed from 27 May 2022 to 12 Sep 2022 (107 days) by Peachtree Property, Renfrew



£43,000



3 bedroom flat for sale

Rannoch Drive, Renfrew

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Exceptional Second Floor Flat in Established Locale | 2 Double & 1 Single Bedrooms | Lounge with ...

SOLD PRICE HISTORY	
20 Feb 2019	£46,000

Marketed from 12 Oct 2018 to 28 Jan 2019 (107 days) by Walker Laird, Renfrew

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom duplex

Fulbar Street, Renfrew

+ Add to report

NO LONGER ADVERTISED

THREE/FOUR BEDROOMS | UNFURNISHED | OVER TWO LEVELS | OUTSIDE COURTYARD | GAS CENTRAL HEATING | C...

SOLD PRICE HISTORY

9 Dec 2009	£80,000
------------	---------

Marketed from 25 Oct 2023 to 19 Dec 2023 (54 days) by Penny Lane Homes Ltd, Renfrew



£950 pcm

3 bedroom cottage

Lobnitz Avenue, Renfrew

+ Add to report

NO LONGER ADVERTISED LET AGREED

THREE BEDROOMS | LOWER COTTAGE | UNFURNISHED | GARDEN SPACE | GAS CENTRAL HEATING | COUNCIL TAX B...

SOLD PRICE HISTORY






24 Jun 2015	£108,000
24 Nov 2011	£93,000

Marketed from 2 Jul 2024 to 22 Jul 2024 (19 days) by Penny Lane Homes Ltd, Renfrew

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: **Moved in within the last 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

Rannoch Drive Renfrew, PA4 9AA

PROPERTY ID: 12345678

Interested in this
property investment?

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