

LET PROPERTY PACK

INVESTMENT INFORMATION

Rannoch Drive Renfrew, PA4 9AA

206605710











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



3 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £803

20660571C

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 £700 per calendar month but the potential market rent is



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

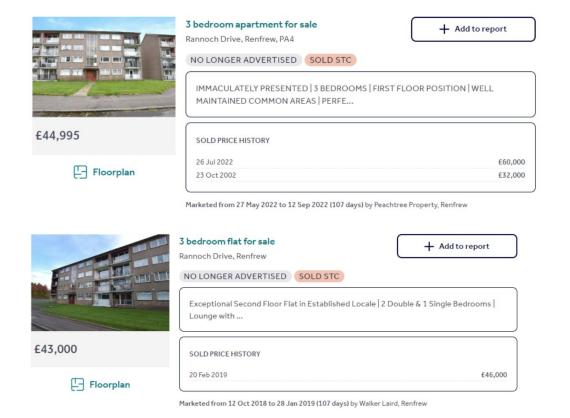
Net Return

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.



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



 $\label{three} Three/four\, Bedrooms\,|\, Unfurnished\,|\, Over\, two\, Levels\,|\, Outside\, Courtyard\,|\, Gas\, Central\, Heating\,|\, C...$

 9 Dec 2009
 £80,000

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



£950 pcm



£108,000

£93,000

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

24 Jun 2015

24 Nov 2011

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: Moved in within the last 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**

Rannoch Drive Renfrew, PA4 9AA

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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.