

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stow Street, Paisley, PA1

209912652

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





## Property Description

Our latest listing is in Stow Street, Paisley, PA1

Get instant cash flow of **£400** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Stow Street, Paisley, PA1

209912652



## Property Key Features

1 bedroom

1 Bathroom

Spacious Room

Three Piece Bathroom

Factor Fees: £60 per month

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £700



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	<b>£21,250.00</b>
Stamp Duty ADS @ 6%	<b>£5,100.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£27,350.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is



£ 700

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	£400	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	720 per year	
Ground Rent	Freehold	
Letting Fees	£40.00	£70.00
<b>Total Monthly Costs</b>	<b>£320.63</b>	<b>£350.63</b>
<b>Monthly Net Income</b>	<b>£79.38</b>	<b>£349.38</b>
<b>Annual Net Income</b>	<b>£952.50</b>	<b>£4,192.50</b>
<b>Net Return</b>	<b>3.48%</b>	<b>15.33%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,792.50**  
Adjusted To

Net Return                      **10.21%**

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


Annual Net Income      **£2,917.50**  
Adjusted To

Net Return                      **10.67%**

# 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 £90,000.



**2 bedroom flat for sale** [+ Add to report](#)


0/1, Robertsons Gait, Paisley, Renfrewshire

**CURRENTLY ADVERTISED**

Marketed from 11 Sep 2024 by McKirdy Estate Agents, Glasgow

£90,000

MODERN GROUND FLOOR FLAT | GENEROUS SIZE LOUNGE | KITCHEN | 2 DOUBLE BEDROOMS | SHOWER ROOM | ELE...



**2 bedroom ground floor flat for sale** [+ Add to report](#)


Castle Gait, Paisley


**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 13 Aug 2024 by Allen & Harris, Paisley

£90,000

Modern lower cottage flat | Two bedrooms with in built wardrobes | Seldom available address | El...

 Sold price history: [View](#)

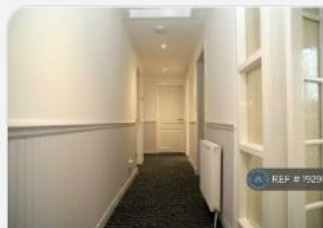
 Floor plan: [View](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom flat

+ Add to report

Stevenson Street, Paisley, PA2

NO LONGER ADVERTISED

Marketed from 20 Dec 2023 to 21 Dec 2023 by OpenRent, London

No Agent Fees | Property Reference Number: 1929088



£700 pcm

## 2 bedroom flat

+ Add to report

Saucel Crescent, Paisley, PA1

NO LONGER ADVERTISED






Marketed from 9 Jan 2023 to 18 Jan 2023 (9 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1582784

# 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: **5 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.





Stow Street, Paisley, PA1

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**