

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fulbar Road, Paisley, PA2

210493102

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





## Property Description

Our latest listing is in Fulbar Road, Paisley, PA2

Get instant cash flow of **£550** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **13.8%** 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...**



Fulbar Road, Paisley, PA2

210493102



## Property Key Features

**2 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	<b>£16,250.00</b>
Stamp Duty ADS @ 6%	<b>£3,900.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£21,150.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 750



Returns Based on Rental Income	£550	£750
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£75.00
<b>Total Monthly Costs</b>	<b>£273.13</b>	<b>£293.13</b>
<b>Monthly Net Income</b>	<b>£276.88</b>	<b>£456.88</b>
<b>Annual Net Income</b>	<b>£3,322.50</b>	<b>£5,482.50</b>
<b>Net Return</b>	<b>15.71%</b>	<b>25.92%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,982.50**  
Adjusted To

Net Return                      **18.83%**

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


Annual Net Income      **£4,507.50**  
Adjusted To

Net Return                      **21.31%**

# 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 £70,000.



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


Fisher Drive, Paisley

**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 21 May 2024 to 30 Aug 2024 (100 days) by Allen & Harris, Paisley

Main door upper cottage flat | Gas central heating | Double glazing | Private parking bay | Outst...

**£70,000**



[View floor plan](#)



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


Green Road, Paisley, Renfrewshire, PA2

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 4 Apr 2024 to 28 May 2024 (53 days) by Countrywide, Paisley

Countrywide are delighted to present Green Road to the market, a well presented two bedroom groun...

**£70,000**




[View floor plan](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** [+ Add to report](#)


Lochard Drive, Paisley

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 12 Apr 2022 to 26 May 2022 (44 days) by Slater Hogg & Howison Lettings, Paisley

Two bedrooms | Furnished | Freshly Decorated | No pets | Quiet Residential Location | Available Now!

**£650 pcm**



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


John Neilson Avenue, Paisley

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 26 Nov 2021 to 24 Jan 2022 (59 days) by Slater Hogg & Howison Lettings, Paisley

Two Bedrooms | Ground Floor - Own Entrance | Unfurnished | Master with En-Suite Shower Room | Mod...

**£650 pcm**






 Sold price history: [View](#)

21/07/2022	£130,000
12/02/2007	£124,965

# 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.



Fulbar Road, Paisley, PA2

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**