

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fulbar Street, Renfrew,  
PA4

215844393

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





## Property Description

Our latest listing is in Fulbar Street, Renfrew, PA4

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **12.5%** 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...**



Fulbar Street, Renfrew,  
PA4

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: Freehold**

**Current Rent: Vacant**

**Market Rent: £731**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of [Field - HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

# 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 potential market rent for this property is currently set at £731 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£731</b>
Mortgage Payments on £52,500.00 @ 5%	<b>£218.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£73.10</b>
<b>Total Monthly Costs</b>	<b>£306.85</b>
<b>Monthly Net Income</b>	<b>£424.15</b>
<b>Annual Net Income</b>	<b>£5,089.80</b>
<b>Net Return</b>	<b>21.12%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,627.80**  
Adjusted To

Net Return                      **15.05%**

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

Annual Net Income      **£4,039.80**  
Adjusted To

Net Return                      **16.76%**

# 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 £155,000.



£155,000

## 2 bedroom end of terrace house for sale

+ Add to report

Riglands Gate, Renfrew, Renfrewshire, PA4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Oct 2024 to 24 Jan 2025 (87 days) by Walker Laird, Renfrew



£123,000

## 2 bedroom flat for sale

+ Add to report

3 Ferguson Avenue, Renfrew, PA4 0TH

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 6 Sep 2023 to 9 Nov 2023 (64 days) by Cochran Dickie Estate Agency, Paisley



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom flat

+ Add to report

Rowan Avenue, Renfrew, PA4

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Sep 2024 to 3 Oct 2024 (17 days) by DJ Alexander, Glasgow



£850 pcm

## 2 bedroom flat

+ Add to report

Hairst Street, Renfrew, PA4






NO LONGER ADVERTISED

Marketed from 26 Aug 2024 to 9 Sep 2024 (13 days) by OpenRent, London

# 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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**  
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.



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

Fulbar Street, Renfrew, PA4

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.



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