

LET PROPERTY PACK

INVESTMENT INFORMATION

Rowan Wynd, Paisley, PA2

215230283

 www.letproperty.co.uk





Property Description

Our latest listing is in Rowan Wynd, Paisley, PA2

Get instant cash flow of **£560** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Rowan Wynd, Paisley, PA2

215230283



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £560

Market Rent: £790

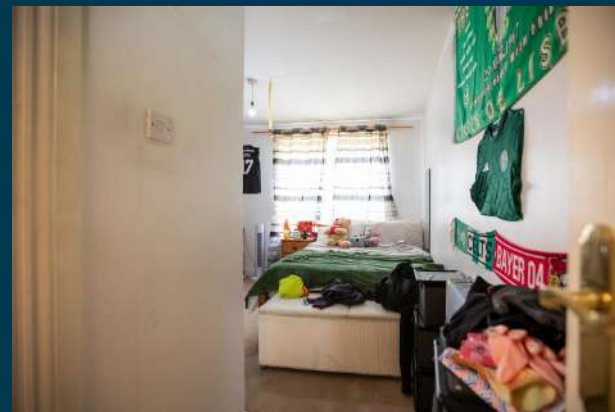
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £560 per calendar month but the potential market rent is

£ 790

Returns Based on Rental Income	£560	£790
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£56.00	£79.00
Total Monthly Costs	£414.75	£437.75
Monthly Net Income	£145.25	£352.25
Annual Net Income	£1,743.00	£4,227.00
Net Return	4.67%	11.33%

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 **£2,647.00**
Adjusted To

Net Return **7.10%**

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

Annual Net Income **£2,577.00**
Adjusted To

Net Return **6.91%**

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 £110,000.



£110,000

2 bedroom flat for sale

+ Add to report

Rowan Wynd, Paisley, PA2

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2021 to 27 Nov 2021 (48 days) by Countrywide, Paisley



£105,000

2 bedroom ground floor flat for sale

+ Add to report

Rowan Wynd, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 May 2022 to 22 Jul 2022 (59 days) by Castlehead Properties, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom flat

Rowan Wynd, Paisley, Renfrewshire, PA2

NO LONGER ADVERTISED

Marketed from 13 May 2024 to 21 May 2024 (8 days) by Arc Property Sales and Lettings Limited, Glasgow

+ Add to report



£795 pcm

2 bedroom flat

Rowan Wynd, Paisley, Renfrewshire, PA2

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2024 to 11 Sep 2024 (48 days) by ritehome, Glasgow

+ Add to report

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: **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.



www.letproperty.co.uk

Rowan Wynd, 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.



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