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LET PROPERTY PACK

INVESTMENT INFORMATION

French Street, Renfrew, Renfrewshire, PA4 8DG

216235738

www.letproperty.co.uk





Property Description

Our latest listing is in French Street, Renfrew, Renfrewshire, PA4 8DG

Get instant cash flow of £447 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for **£894** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR[®]PERTY





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Property Key Features

2 Bedrooms

1 Bathroom and 1 WC

Rear Garden

The loft has been floored to provide additional storage space

Glasgow Airport is situated within the local vicinity

Allocated Parking Space

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £447 Market Rent: £894

Kitchen





Bedrooms





Bathroom





Exterior



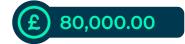






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



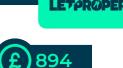
25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

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 £447 per calendar month but the potential market rent is

Returns Based on Rental Income	£447	£894
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£44.70	£89.40
Total Monthly Costs	£309.70	£354.40
Monthly Net Income	£137.30	£539.60
Annual Net Income	£1,647.60	£6,475.20
Net Return	<mark>6.01%</mark>	<mark>23.63%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£4,687.20** Adjusted To

Net Return 17.11%

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

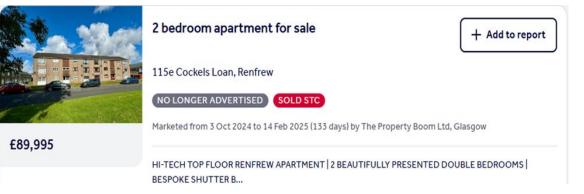
Annual Net Income **£5,275.20** Adjusted To

Net Return 19.25%

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 £89,995.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.





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

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.



Current term of tenancy: 21 years

Payment history: On time for length of tenancy





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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.

