

# PROPERTY INVESTMENT SCHEDULE



56 Kilbarchan Road  
Johnstone  
PA5 8RF

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# PROPERTY DETAILS

56 Kilbarchan Road  
Johnstone  
PA5 8RF

Offers in Excess of  
**£45,000**

## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this delightful 3-Bedroom property in Kilbarchan Road, Johnstone.

<b>Type of Home</b>	Flat	<b>Bedrooms</b>	3
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£410		
<b>Potential Rent</b>	£500		
<b>Yield</b>	See Pages 7-8		



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# PROPERTY IMAGES



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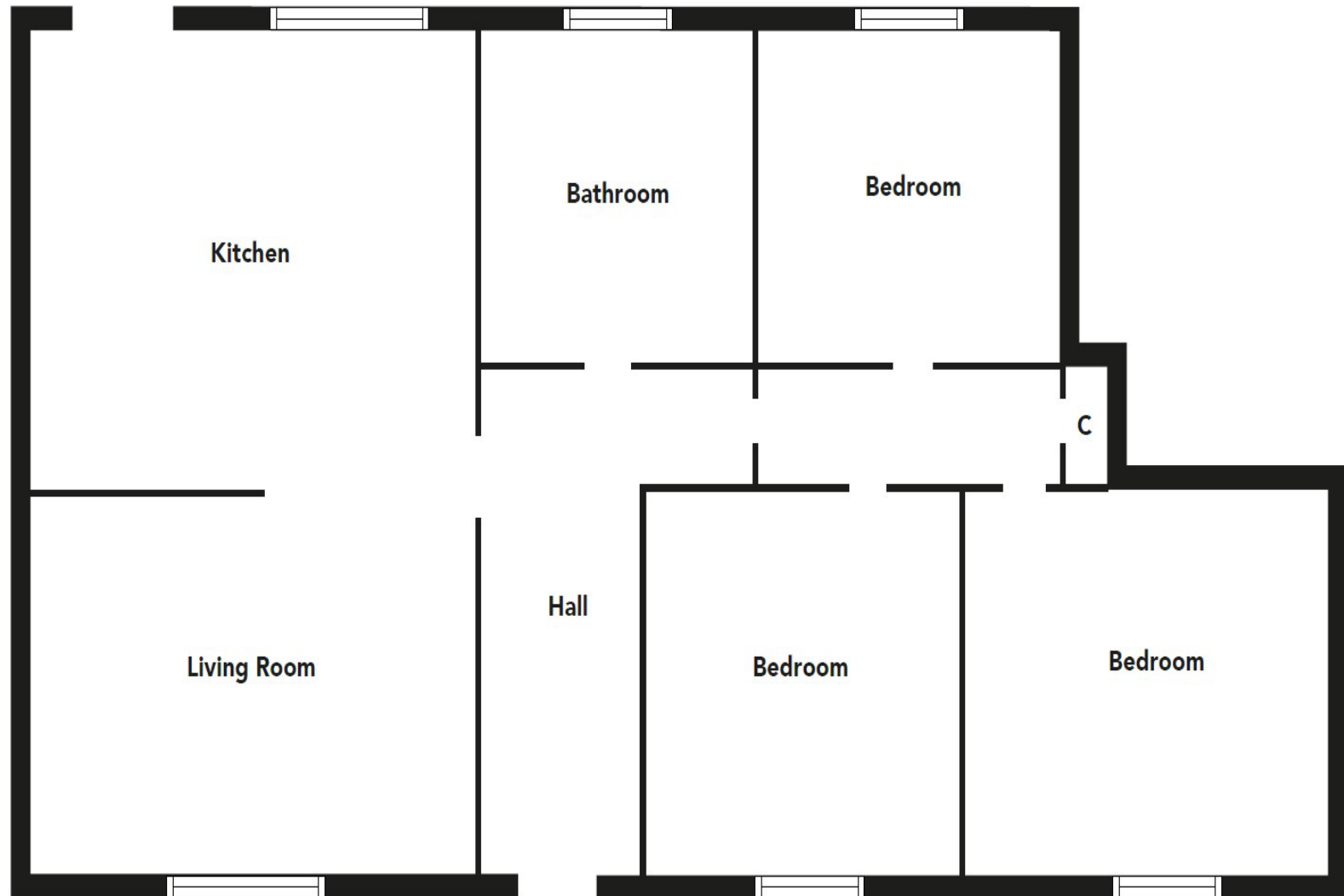


# PROPERTY IMAGES



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# FLOORPLAN



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years.

**Page 7** – Current annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 8** - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 9** – Historic increase in value & potential future increase in value. Within the area.

**Page 10** – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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# RETURN AT CURRENT RENT

## £410 PCM

Cash Purchase Investment / Current Return = 9.7% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£47,000</b>	<b>Annual Income</b>	<b>£4,920</b>
LBTT	£2,820	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£50,820</b>	<b>Net Annual Income</b>	<b>£4,920</b>

BTL Mortgage Investment / Current Return = 20.28% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£11,750</b>	<b>Annual Income</b>	<b>£4,920</b>
LBTT	£2,820	Less Mortgage Int	£1,763
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£15,570</b>	<b>Net Annual Income</b>	<b>£3,158</b>

\* Assumed 25% deposit & BTL interest rate of 5%



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# RETURN AT POTENTIAL RENT £500 PCM

Cash Purchase Investment / Potential Return = 11.8% Yield

Investment		Income	
House Purchase Price	£47,000	Annual Income	£6,000
LBTT	£2,820	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£50,820	Net Annual Income	£6,000

BTL Mortgage Investment / Potential Return = 27.22% Yield

Investment		Income	
25% of Purchase Price	£11,750	Potential Annual Income	£6,000
LBTT	£2,820	Less Mortgage Int	£1,763
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£15,570	Net Annual Income	£4,238

\* Assumed 25% deposit & BTL interest rate of 5%

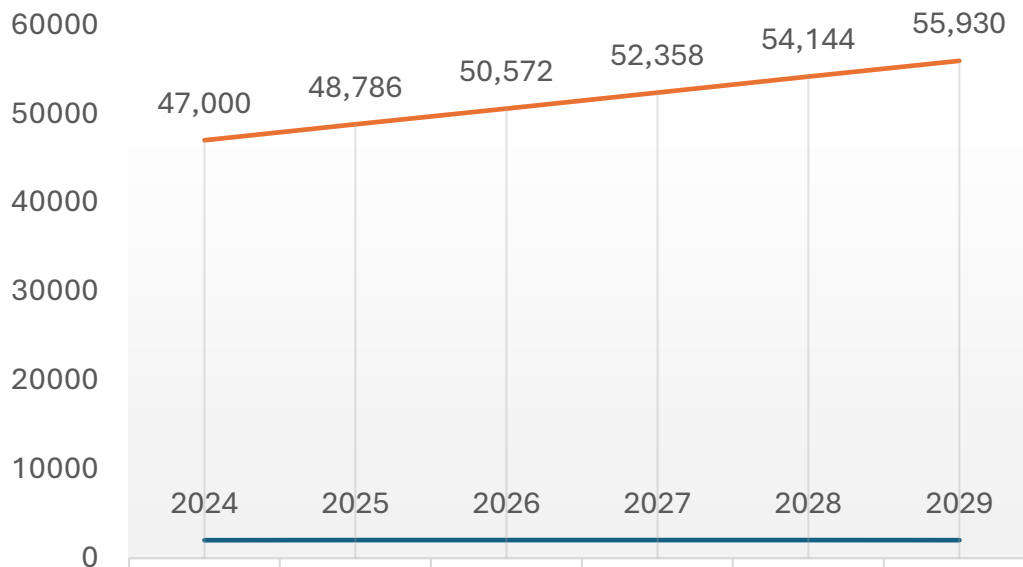


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# PROJECTED FUTURE VALUE

House prices in Kilbarchan Road have increased by 19% in the last 5 years

### Potential Future Value - 5 years



	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	47,000	48,786	50,572	52,358	54,144	55,930

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



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# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON CURRENT RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 66%

<b>Cash Investment</b>	<b>£50,820</b>
5 Year Income	£24,600
Potential Increase in Value	£8,930
<b>Total Potential Return</b>	<b>£33,530</b>

BTL Mortgage Investment / Potential Total Return 159%

<b>Cash Investment</b>	<b>£15,570</b>
5 Year Net Income	£15,788
Potential Increase in Value	£8,930
<b>Total Potential Return</b>	<b>£24,718</b>



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# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 77%

<b>Cash Investment</b>	<b>£50,820</b>
5 Year Income	£30,000
Potential Increase in Value	£8,930
<b>Total Potential Return</b>	<b>£38,930</b>

BTL Mortgage Investment / Potential Total Return 193%

<b>Cash Investment</b>	<b>£15,570</b>
5 Year Net Income	£21,188
Potential Increase in Value	£8,930
<b>Total Potential Return</b>	<b>£30,118</b>



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# TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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# LOCAL SALES ACTIVITY

## Comparable sale properties

67a, Kilbarchan Road, Johnstone, Renfrewshire PA5 8RJ

2 bed, unknown

£83,000

24 Jun 2024

£72,000

2 Nov 2020

£64,000

12 Sep 2018

+ 1 extra record



55a, Kilbarchan Road, Johnstone, Renfrewshire PA5 8RJ

2 bed, unknown

£65,000

19 Jun 2024



A

£88,000

Ladeside Drive, Johnstone PA5 **ARCHIVED**

Distance: 0.04 miles

3 **Flat / Freehold**

\*Sold stcm at Closing Date \* More properties in this area required, call for a free valuation of your home today.



B

£85,000

Flat A, 32 Mclaurin Crescent, Johnstone, Renfrewshire PA5 **ARCHIVED**

Distance: 0.14 miles

3 **Flat**

McKirdy Estate Agents are delighted to welcome to the market this refurbished and modernised 3 Bedroom, Upper Cottage Flat offers spacious family size accommodation throughout. Gas central ...



C

£62,500

6 Bute Drive, Johnstone PA5 8PN

Distance: 0.24 miles

3 **Flat / Freehold** Sale date: Feb 2020

Sale date: Feb 2020

Price: £62,500



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# LOCAL LETTINGS ACTIVITY

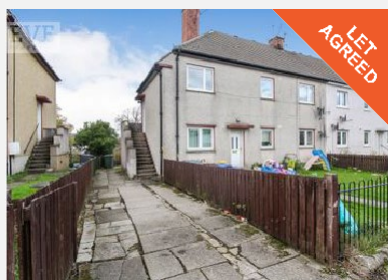
## Comparable rental properties



**E** **£420 pcm (£97 pw)**  
Ladeside Drive, Johnstone, Renfrewshire PA5 **ARCHIVED** Distance: 0.04 miles

2 Flat

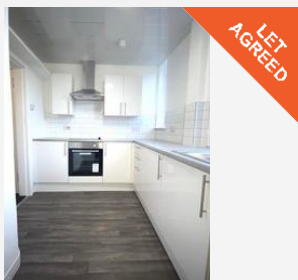
Castle Residential offer to let this 2 bedroom upper cottage flat, located in this quiet Johnstone locale, close to town centre amenities.



**F** **£550 pcm (£127 pw)**  
Longmeadow, Johnstone PA5 **ARCHIVED** Distance: 0.25 miles

3 Flat

Eve Property are delighted to offer a well presented three bedroom upper cottage style flat located within a popular residential part of Johnstone. This property has been freshly decorated ...



**G** **£525 pcm (£121 pw)**  
Miliken Drive, Kilbarchan, Johnstone PA10 **ARCHIVED** Distance: 0.41 miles

2 Cottage

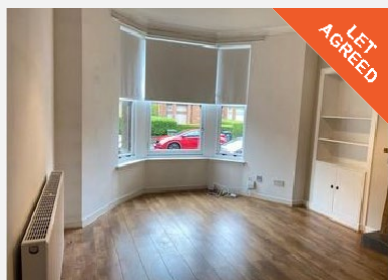
Houston's are proud to present this rarely available lower cottage flat in the desirable location of Milliken Drive, Kilbarchan.



**H** **£550 pcm (£127 pw)**  
Milliken Drive, Kilbarchan, Renfrewshire PA10 **ARCHIVED** Distance: 0.41 miles

1 Flat

Available now! Lovely, one bedroom upper cottage situated in the popular village of Kilbarchan. Close to all local amenities, schools and motorway links. Fully Furnished.



**I** **£645 pcm (£149 pw)**  
0/1, 23 Thomson Avenue, Johnstone PA5 **ARCHIVED** Distance: 0.48 miles


2 Flat


Rarely available ground floor flat in quiet local, large lounge, fully fitted kitchen, 2 double bedrooms and newly fitted bathroom, GCH, secure entry and communal gardens and near town centre



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# Contact Information

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