

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Brabloch Park Paisley, PA3

199994127











# **Property Description**

Our latest listing is in Brabloch Park Paisley, PA3

Get instant cash flow of £600 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 9.7% 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...







Brabloch Park Paisley, PA3



# **Property Key Features**

2 Bedrooms

2 Bathrooms

Three Piece Bathroom

**Easy Access to Local Amenities** 

Factor Fees: £43 pm

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £600** 

Market Rent: £850

# Lounge









# Kitchen







# Bedrooms









# Bathroom









# **Exterior**









# **Initial Outlay**





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£26,250.00** 

Stamp Duty ADS @ 6% [Field - Stamp Duty ADS @ 6%]

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LBTT Charge £0

Legal Fees £1,000.00

Total Investment £35,650.00

### **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 £600 per calendar month but the potential market rent is

**Net Return** 

Returns Based on Rental Income	£600	£850
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£43.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£446.13	£471.13
Monthly Net Income	£153.88	£378.88
Annual Net Income	£1,846.50	£4,546.50

**5.18**%

12.75%

# Return Stress Test Analysis Report





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

Annual Net Income

£2,846.50

**Adjusted To** 

Net Return

7.98%

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

Annual Net Income

£2,971.50

Adjusted To

Net Return

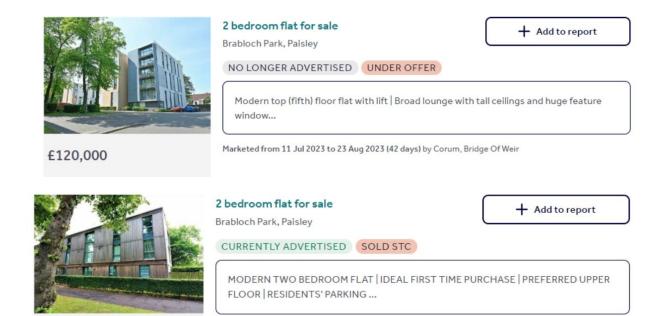
**8.34**%

## Sale Comparables Report

£115,000



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 £120,000.



Marketed from 28 Jul 2023 by Castlehead Properties, Paisley

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property**Management.



£2,100 pcm

#### 2 bedroom flat

Brabloch Park, Paisley, Renfrewshire, PA3

**CURRENTLY ADVERTISED** 

Wifi | Lift | Parking

Marketed from 28 Sep 2022 by Castle Residential, Paisley



£2,100 pcm

#### 2 bedroom flat

Brabloch Park, Paisley, Renfrewshire, PA3

NO LONGER ADVERTISED

Shower | Washing machine | Television

Marketed from 6 May 2021 to 15 Mar 2024 (1044 days) by Castle Residential, Paisley

+ Add to report

+ 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: **Moved in** within the last 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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Brabloch Park Paisley, PA3 4QD



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.