

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Maple Drive, Johnstone,  
PA5

227161035

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





## Property Description

Our latest listing is in Maple Drive, Johnstone, PA5

Get instant cash flow of **£650** per calendar month with a **15.6%** Gross Yield for investors.

This property has a potential to rent for **£767** which would provide the investor a Gross Yield of **18.4%** 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...**



Maple Drive, Johnstone,  
PA5

227161035



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £12.15 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £650**

**Market Rent: £767**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 50,000

|                  |         |
|------------------|---------|
| ADS @ 8%         | £4,000  |
| LBTT Charge      | £0      |
| Legal Fees       | £1,000  |
| Total Investment | £55,000 |

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 767

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income  | £650      | £767      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | £12.15    |           |
| Ground Rent                     | FREEHOLD  |           |
| Letting Fees                    | £65.00    | £76.70    |
| Total Monthly Costs             | £92.15    | £103.85   |
| Monthly Net Income              | £557.85   | £663.15   |
| Annual Net Income               | £6,694.20 | £7,957.80 |
| Net Return                      | 12.17%    | 14.47%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,424**  
Adjusted To

Net Return                      **11.68%**



# 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 £98,000.

|                                                                                                  |                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>£98,000</p> | <p><b>2 bedroom flat for sale</b></p> <p>4, Kings Road, Flat 3-1, Elderslie, PA59LY</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 20 Aug 2025 by Future Property Auctions, Glasgow</p> <p><a href="#">+ Add to report</a></p>             |
|  <p>£95,000</p> | <p><b>2 bedroom flat for sale</b></p> <p>Church Street, Johnstone</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 11 May 2026 to 3 Jul 2026 (52 days) by Moving Paisley, Paisley</p> <p><a href="#">+ Add to report</a></p> |

# 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**.



£900 pcm

## 2 bedroom flat

Dimity Street, Johnstone, Renfrewshire, PA5

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Mar 2026 to 22 May 2026 (59 days) by Lind Letting, Bridge of Weir

+ Add to report



£825 pcm

## 2 bedroom flat

Russell Street, Johnstone, PA5

NO LONGER ADVERTISED

Marketed from 28 Apr 2026 to 26 May 2026 (27 days) by Robb Residential, Glasgow

+ Add to report

# Current Tenant Profile



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



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



Maple Drive, Johnstone, PA5

PROPERTY ID: 12345678



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

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.



**LETPROPERTY**