

LET PROPERTY PACK

INVESTMENT INFORMATION

Calderpark Street,
Lochwinnoch, PA12 4AT

196029273

 www.letproperty.co.uk





Property Description

Our latest listing is in Calderpark Street, Lochwinnoch, PA12 4AT

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £770

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

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.



Returns Based on Rental Income	£770
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£77.00
Total Monthly Costs	£357.63
Monthly Net Income	£412.38
Annual Net Income	£4,948.50
Net Return	18.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,408.50**
Adjusted To

Net Return **12.46%**

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

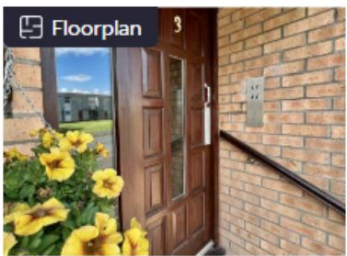
Annual Net Income **£3,673.50**
Adjusted To

Net Return **13.43%**

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 £105,000.



£105,000

2 bedroom apartment for sale

3 Kildale Road, Lochwinnoch

+ Add to report

NO LONGER ADVERTISED

IN DEPTH HD PROPERTY VIDEO TOUR AVAILABLE | FABULOUS TWO-BEDROOM, FIRST-FLOOR APARTMENT SITUATED ...

Marketed from 11 Aug 2022 to 18 Jul 2023 (340 days) by The Property Boom Ltd, Glasgow



£99,500

2 bedroom apartment for sale

3, 0/1, Kildale Road, Lochwinnoch

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

IN DEPTH HD PROPERTY VIDEO TOUR AVAILABLE | CONTEMPORARY TWO-BEDROOM APARTMENT / FANTASTIC

Marketed from 30 Mar 2021 to 19 Jul 2021 (111 days) by The Property Boom Ltd, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

Calderpark Street, Lochwinnoch, Renfrewshire, PA12

+ Add to report

NO LONGER ADVERTISED

Recently refurbished | Gas Central Heating | Driveway | Private Garden | Primary School nearby

SOLD PRICE HISTORY

26 Jun 2023	£60,000
18 Sep 2007	£76,000
24 May 2005	£67,000



£795 pcm

2 bedroom flat

Calderpark Street, Lochwinnoch

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Bedrooms | Allocated Parking | Close to Town Centre | Gardens | Tastefully Presented Throughout...

SOLD PRICE HISTORY

15 Nov 2007	£95,000
26 Apr 2005	£64,000
8 Oct 2004	£58,000

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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