

LET PROPERTY PACK

INVESTMENT INFORMATION

McLean Place Paisley, PA3

193533089

 www.letproperty.co.uk





Property Description

Our latest listing is in McLean Place Paisley, PA3

Get instant cash flow of **£625** per calendar month with a **11.5%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



McLean Place Paisley,
PA3

193533089



Property Key Features

1 bedroom

1 bathroom with WC

Double Glazed Window

Rear Garden

Factor Fees: £60.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



Monthly rent of this property is currently set per calendar month at

£ 625



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	£625
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£60.00
Ground Rent	N/A
Letting Fees	£62.50
Total Monthly Costs	£340.63
Monthly Net Income	£284.38
Annual Net Income	£3,412.50
Net Return	16.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,062.50**
Adjusted To

Net Return **5.02%**

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


Annual Net Income **£1,087.50**
Adjusted To


Net Return **5.14%**

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 £107,000.

 Floorplan



£54,995

1 bedroom flat for sale

McLean Place, Paisley, PA3 2DG

CURRENTLY ADVERTISED UNDER OFFER

Key features

One Bedroom Ground Floor Flat | Spacious Lounge Area | Fully Fitted Kitchen | Three Piece Bathroom Suite | Well Maintained Communal Areas | ...

Marketed from 17 Apr 2023 by LM Properties, Paisley

Sold price history

28 Oct 2005 £107,000

+ Add to report

 Floorplan



£55,000

1 bedroom flat for sale

Mclean Place, Paisley

NO LONGER ADVERTISED

Key features

Lovely One Bedroom Flat | Close To Paisley Town Centre | Double Glazing | Ample Parking To Rear | Security Entry System | Electric Heating | Fresh ...

Marketed from 16 Oct 2020 to 24 Nov 2020 (38 days) by Castlehead Properties, Paisley

Sold price history

9 Aug 2007 £68,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,125 based on the analysis carried out by our letting team at **Let Property Management**.



£1,125 pcm

1 bedroom flat

Meadowside Quay Walk, Glasgow, G11

+ Add to report

NO LONGER ADVERTISED

Open plan Lounge / Kitchen | Appliances | One Double Bedroom | Gas Central Heating | Double Glaz...

Marketed from 14 Oct 2021 to 8 Jan 2024 (816 days) by Dial A Home. Glasgow



£1,100 pcm

1 bedroom flat

Dumbarton Road, Partick, Glasgow, G11

+ Add to report

CURRENTLY ADVERTISED LET AGREED






Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 28 Mar 2024 by CAIRN LETTING & ESTATE AGENCY, Glasgow

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: **0-2 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.



www.letproperty.co.uk

McLean Place Paisley, PA3

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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