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LET PROPERTY PACK

INVESTMENT INFORMATION

McLean Place Paisley, PA3

193533089

(www.letproperty.co.uk

LETPR@PERTY





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

1 bedroom 1 bathroom with WC Double Glazed Window Rear Garden

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Property Key Features

Factor Fees: £60.00 Ground Rent: N/A Lease Length: N/A Current Rent: £625









Kitchen





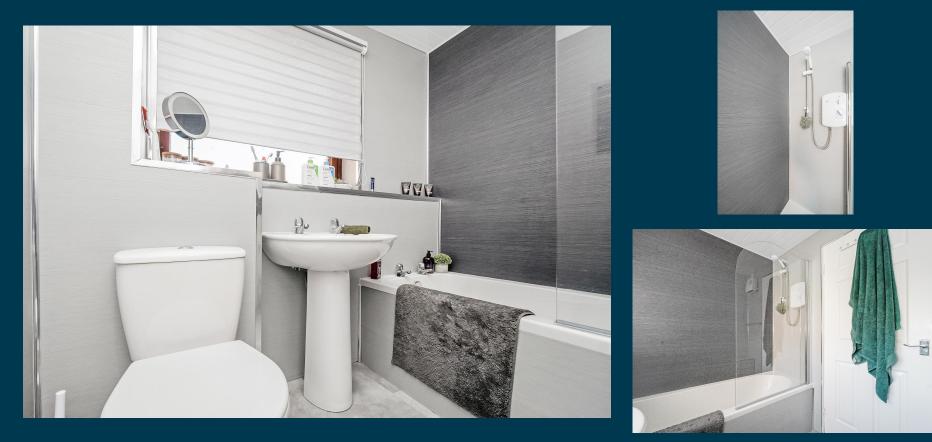
Bedrooms





Bathroom









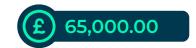






Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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



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



£625
£203.13
£15.00
£60.00
N/A
£62.50
£340.63
£284.38
£3,412.50
<mark>16.13%</mark>



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.



£54,995

£55,000

1 bedroom flat for sale McLean Place, Paisley, PA	3 2DG	+ Add to report
CURRENTLY ADVERTISED	UNDER OFFER	
Key features		
	or Flat Spacious Lounge Area Fully Fitted oom Suite Well Maintained Communal Areas	
Marketed from 17 Apr 2023 by LN	Properties, Paisley	

Sold price history

1 bedroom flat for sale

Mclean Place, Paisley

28 Oct 2003 £107,000



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

NO LONGER ADVERTISED

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

+

Add to report

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



1 bedroom flat Dumbarton Road, Partick, Glasgow, G11 CURRENTLY ADVERTISED LET AGREED Double glazing | Shower | Washing machine | Fridge Freezer Marketed from 28 Mar 2024 by CAIRN LETTING & ESTATE AGENCY, Glasgow

£1,100 pcm

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





Standard Tenancy Agreement In Place: **YES**





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.



Current term of tenancy: 0-2 years

Payment history: On time for length of tenancy





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.

