

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT

ML6 0AS | 81a Stirling Street, Airdrie, Lanarkshire, ML6 0AS

Opportunity Description

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This tenanted 4 bedroom Duplex is a great investment opportunity. This investment comes with a settled family in place providing immediate cash flow at an incredible yield. this property boasts from the following:

- ✓ 4 great sized bedrooms along with a large living space appealing to a wide range of family's
- ✓ Modern Bathroom and modern kitchen requiring no additional work.
- ✓ High Yield investment opportunity.
- ✓ Instant cash flow from day one



4 Bed Duplex

EPC	Construction Type	Tenanted	Size	Heating Type
D	STANDARD	Yes	127m ²	GCH

Clickable Links



[Home Report](#)



[Comparable Report](#)



[Photos](#)



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[Street Check](#)



[Video Tour](#)

Please **click** on the relevant box to view.

Tenanted Buy-to-Let Purchase Details



Home Report Value: **£130,000**



Agreed/Assumed Purchase Price: **£125,000**

Deposit (25%)	£31,250
ADS (6%)	£7,500
Legal Fees	£1,000
Estimated Refurb	N/A
Buyers Premium	£3,600
Total Acquisition Costs (Finance)	£43,350

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HOME IMPROVEMENTS

Refurb Estimate

To achieve the end value of **£130,000**, Smart Home Improvements recommend considering the following:

- This property is a turn key investment and requires no immediate refurbishment.

Should you wish to obtain a quote from Smart Home Improvements, please [click here](#).



These costings are only to be used as a guide, may not be applicable to your circumstances and are based off of our experience.

[Click for Sale Comparables](#)

Want to learn more about the **buy-to-let** investment strategy? [Click here](#) to get our **free guide!**

Cash Purchase

Net Monthly Cashflow (Profit)	£662
Gross Yield	13.39%
Net Yield	6.36%
Return on Capital Employed	18.33%
Net Annual Income	£7,944

Rent: £1,395

Monthly Running Costs

Management Fee (10%)	£139
Insurance	£30
Factor Fees	N/A

Finance Purchase

Net Monthly Cashflow (Profit)	£639
Gross Yield	13.39%
Net Yield	5.90%
Return on Capital Employed	19.38%
Net Annual Income	£7,668

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This is based on a **25% deposit** at an arrangement fee of **3%** and an interest rate of **7%**. Please contact a mortgage broker to find rates appropriate to your circumstances.

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Thank you for taking the time to read this presentation by Smart Sales & Investments.

Should you wish to proceed further, please contact a member of the team via WhatsApp, Email, or Phone.

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