

# SMART

SALES & INVESTMENTS  
— THE INVESTORS ESTATE AGENT —

59 Trinidad Way, East Kilbride, Glasgow, G75 8PE

[Click for WhatsApp](#)

0141 473 6400

[team@smartsalesandinvestments.com](mailto:team@smartsalesandinvestments.com)  
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## Opportunity Description

This property, located in the heart of East Kilbride, will appeal to a wide range of investors, offering an excellent return on investment. The property boasts the following features:

- 2 large bedrooms
- Generously sized living room
- Modern bathroom and kitchen

**\*Investment Highlights:\***

- 12.5% return on investment
- Great opportunity to add value
- Settled family in place



**EPC**

**Construction Type**

**Tenanted**

**Size**

**Heating Type**

**E**

**Standard Construction**

**Yes**

**68 sq. ft.**

**Other,Electric**

**BTL,BTL Refinancing**



[Due Diligence Pack](#)



[Street Check](#)

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



**Home Report:**  
**£48,000.00**



**Agreed Purchase Price:**  
**£48,000.00**



**Estimated End Value:**  
**£60,000.00**

Deposit (100%)	£48,000.00
Stamp Duty	£2,880.00
Legal Fees	£1,200.00
Estimated Refurb	£7,000.00
Buyers Premium (incl. VAT)	£3,600.00
<b>Total Acquisition Costs (Finance)</b> <small>includes 6 months mortgage</small>	<b>£62,680.00</b>
<b>Total Acquisition Cost (Cash)</b>	<b>£62,680.00</b>



**Refurb Estimate**

To achieve the end value of **£60,000.00**, Smart Home Improvements recommend considering the following:

- Remove wallpaper
- Paint & Decorate
- New Carpets
- Wrap Kitchen
- Rubbish Removal
- New Flooring
- Deep clean
- plaster patch work
- compliance



These costs are to be used as a guide only.

[Click for Sale Comparables](#)



# Tenanted Buy-to-Let Purchase Details



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Want to learn more about the **buy, renovate, rent, refinance (BRRR)** investment strategy? [Click here](#) to get our **free guide!**

Monthly Running Cost	
<b>Management Fee (10%)</b>	<b>£48.50</b>
<b>Insurance</b>	<b>£30.00</b>
<b>Factor Fees</b>	<b>£15.00</b>
<b>Mortgage</b>	<b>£212.44</b>

Returns	
<b>Net Monthly Refinanced Cashflow (Profit)</b>	<b>£179.06</b>
<b>Net Annual Profit</b>	<b>£2,148.72</b>
<b>Money Left in After Refinance</b>	<b>£17,680.00</b>
<b>Money Pulled Out Upon Refinance</b>	<b>£45,000.00</b>
<b>Months Before All Money Out</b>	<b>99</b>
<b>Return On Investment</b>	<b>12.15%</b>



**Rent: £485.00**

This is based on a **100% deposit** at an arrangement fee of **0.00%** and an interest rate of **0.00%**, Please contact a mortgage broker to find rates appropriate to your circumstances.

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

Cash Purchase	
Net Monthly Cashflow (Profit)	<b>£391.50</b>
Gross Yield	<b>9.79%</b>
Net Yield	<b>9.79%</b>
Return on Capital Employed	<b>7.50%</b>
Net Annual Income	<b>£4,698.00</b>

Rent : **£485.00**

Monthly Running Cost	
Management Fee (10%)	<b>£48.50</b>
Insurance	<b>£30.00</b>
Factor Fee	<b>£15.00</b>

Finance Purchase	
Net Monthly Cashflow (Profit)	<b>£391.50</b>
Gross Yield	<b>12.13%</b>
Net Yield	<b>9.79%</b>
Return on Capital Employed	<b>7.50%</b>
Net Annual Income	<b>£4,698.00</b>

Rent can be increased to £543.20 with an increase of +12% in line with government guidelines

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Cash Purchase	
Net Monthly Cashflow (Profit)	<b>£449.70</b>
Gross Yield	<b>11.24%</b>
Net Yield	<b>11.24%</b>
Return on Capital Employed	<b>8.61%</b>
Net Annual Income	<b>£5,396.40</b>

Current Rent :  
**£485.00**

Potential Rent:  
**£543.20**

Monthly Running Cost	
Management Fee (10%)	<b>£54.32</b>
Insurance	<b>£30.00</b>
Factor Fee	<b>£15.00</b>

Finance Purchase	
Net Monthly Cashflow (Profit)	<b>£449.70</b>
Gross Yield	<b>13.58%</b>
Net Yield	<b>11.24%</b>
Return on Capital Employed	<b>8.61%</b>
Net Annual Income	<b>£5,396.40</b>

Market Rent: **£543.20**

This is based on a **100% deposit** at an arrangement fee of **0.00%** and an interest rate of **0.00%**, Please contact a mortgage broker to find rates appropriate to your circumstances.

# Tenancy Info



**Family of 2** ✓



**Full Time Employed** ✗



**Lived here for 4 years** ✓



**No missed rental payments** ✓



Information regarding compliance and proof of rent can be provided upon request.



**Management**

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Compliance	
<b>PRT Agreement</b>	<b>Yes</b>
<b>Legionella Risk Assessment Report</b>	<b>No</b>
<b>EICR</b>	<b>No</b>
<b>PAT Testing Report</b>	<b>No</b>
<b>Gas Safety Certificate (CP12)</b>	<b>No</b>
<b>Energy Performance Certificate (EPC)</b>	<b>Yes</b>
<b>Smoke &amp; Heat Detectors</b>	<b>Yes</b>



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