# SMART

## SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

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

#### **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

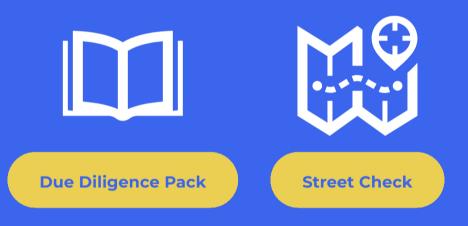


EPC	Construction Type	Tenanted	Size	Heating Type
E	Standard Construction	Yes	68 sq. ft.	Other,Electric

**BTL,BTL Refinancing** 

#### **Clickable Links**





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
Total Acquisition Costs (Finance) includes 6 months mortgage	£62,680.00
Total Acquisition Cost (Cash)	£62,680.00



**Refurb Estimate** 

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

•Remove wallpaper •Rubbish Removal

•Paint & Decorate •New Flooring

·compliance

•New Carpets •Deep clean

·Wrap Kitchen ·plaster patch work

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These costs are to be used as a guide only.

**Click for Sale Comparables** 

#### **Tenanted Buy-to-Let Purchase Details**









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•compliance



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

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

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



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.



### **Current Buy-to-Let Returns**

Want to learn more about the BTL investment strategy? Click here to get our free guide!

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

Rent: £485.00

Monthly Running Cost	
Management Fee (10%)	£48.50
Insurance	£30.00
Factor Fee	£15.00

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

Rent can be increased to This is based on a **100% deposit** at an arrangement fee of **0.00%** and an interest £543.20 with an increase of +12% rate of **0.00%**, Please contact a mortgage broker to find rates appropriate to your circumstances.

guidelines





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**Potential Rent:** 

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

2543.20		
Monthly Running Cost		
£54.32		
£30.00		
£15.00		

**Current Rent:** 

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

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 X





Lived here for 4 years 😽





No missed rental payments





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



**Management** 

Looking for property management? We manage properties across Scotland at Smart Property Lets for 10% of the rent. Interested? Click here.

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



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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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