SMART

SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

12 Mactaggart Road, Cumbernauld, Glasgow, G67 1JL

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This investment opportunity is a 3 bed mid terrace house located in Cumbernauld, in close proximity to local amenities, Glasgow city, Grangemouth etc. with strong transport links. The property itself benefits from spacious living spaces, making it desirable for the SA market, with excellent opportunity to modernise and increase the end value.

This property would make a great investment due to the following:

Strong SA demand, appealing to both travellers and contractors
Its proximity to industries with strong contractor demand (Glasgow, Grangemouth)
Ease of access to Glasgow & surrounding areas, supported by the M80 motorway

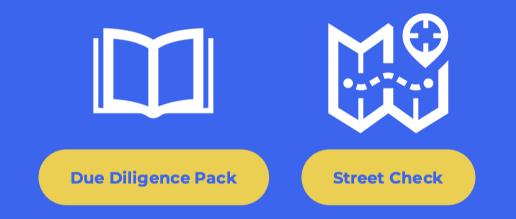
EPC	Construction Type	Tenanted	Size	Heating Type
Unknown	Standard Construction	No	82 sq. ft.	Other



BTL,SA





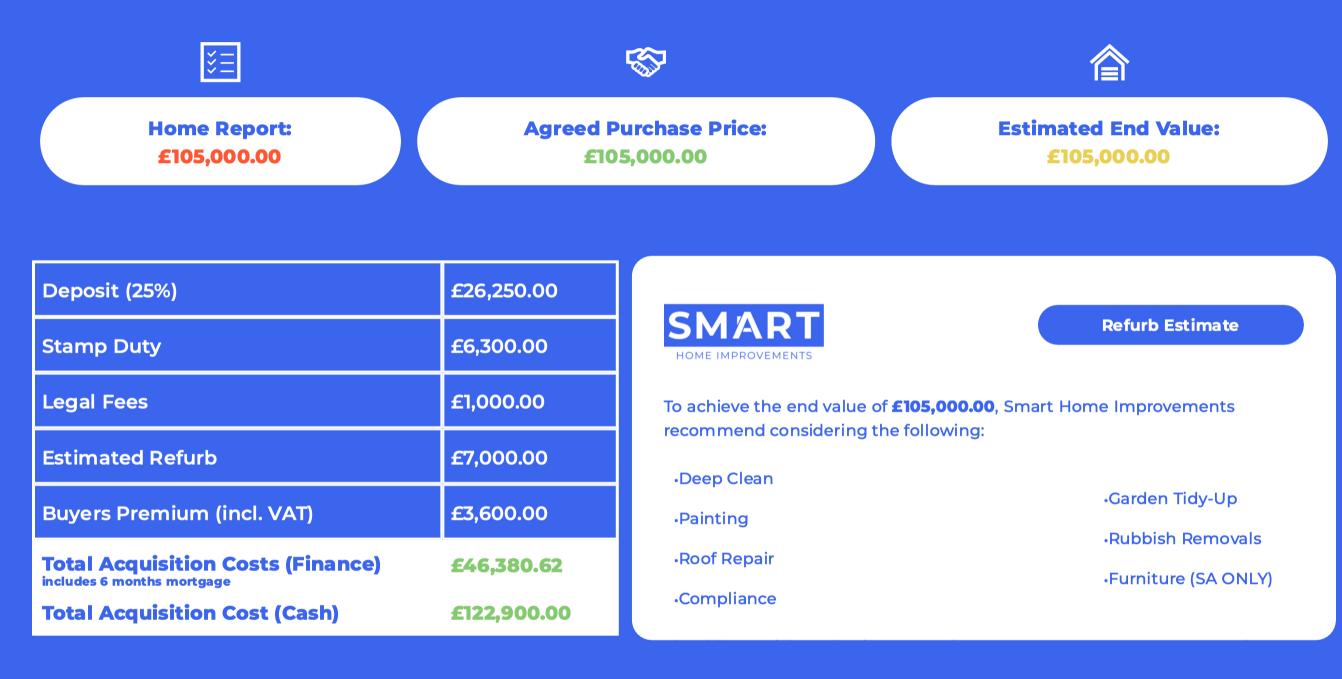


Please **click** on the relevant box to view.



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These costs are to be used as a guide only.

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Home Report: £105,000.00		Purchase Price: 05,000.00	Estimated End Value: £105,000.00
Deposit (25%)	£26,250.00		
Stamp Duty	£6,300.00	SMART HOME IMPROVEMENTS	Refurb Estimate
Legal Fees Estimated Refurb	£1,000.00 £7,000.00	To achieve the end value of £105,000.00 , Smart Home Improvements recommend considering the following:	
S.A. License Buyers Premium (incl. VAT)	£1,500.00 £3,600.00	•Deep Clean •Painting	•Garden Tidy-Up •Rubbish Removals
Total Acquisition Costs (Finance) includes 6 months mortgage Total Acquisition Cost (Cash)	£47,880.62 £124,400.00	•Roof Repair •Compliance	•Furniture (SA ONLY)

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Want to learn more about the **BTL** investment strategy? <u>Click here</u> to get our **free guide**!

Cash Purchase		Rent : £895		Finance Purchase	
Net Monthly Cashflow (Profit)	£785.50	Monthly Running Cost		Net Monthly Cashflow (Profit)	£413.73
	_				
Gross Yield	8.98%	Management Fee (10%)	£89.50	Gross Yield	10.23%
Net Yield	8.98%	Insurance	£30.00	Net Yield	4.73%
Return on Capital Employed	21.35%	Factor Fee	£0.00	Return on Capital Employed	11.25%
Net Annual Income	£9,426.00			Net Annual Income	£4,964.76

Rent can be increased toThis is based on a 25% deposit at an arrangement fee of 3% and an interest rate of£895.00 with an increase of +12%75.00%, Please contact a mortgage broker to find rates appropriate to yourin line with governmentcircumstances.guidelinesguidelines

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Serviced Accommodation Returns

Want to learn more about the **serviced accommodation** investment strategy? <u>Click here</u> to get our **free guide!**

Monthly Running Cost	
Management & OTAs (36%)	£982.80
Insurance	£30.00
Factor Fees	£0.00
Mortgage	£371.77
Business Rates	£100.00
Utilities & Wifi	£300.00

Returns @ Target Annual Occupancy		
Anticipated Annual Net Profit	£11,345.16	
Money Left in the Deal	£44,150.00	
Months Before All Money Out	47	

Net Cashflow		
Profit	£945.43	
60%	£695.83	
70% (Target)	£945.43	
80%	£1,195.03	
90%	£1,444.63	
100%	£1,694.23	

This is based on a **25% deposit** at an arrangement fee of **3%** and an interest rate of **75.00%**, 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.

