# SMART

## SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

Flat 2/3, 82 Queen Street, Kirkintilloch, Glasgow, G66 1JW

### **Opportunity Description**



This is a tenanted 1-bed flat in Kirkintilloch, Glasgow with a home report value of £65,000.

Benefit from day one income from a settled tenant at £425 a month, with the prospect of increasing to £525 a month at market rent.

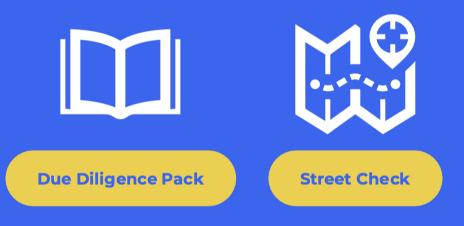
This will generate a £5,100 gross annual income, with a strong 8% yield at current rent, and £6,300 gross annual income with a 8.5% yield at market rent.

EPC	<b>Construction Type</b>	Tenanted	Size	Heating Type
С	Standard Construction	Yes	41 sq. ft.	Gas



**BTL** 





Please click on the relevant box to view.

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









Home Report: £65,000.00

Agreed Purchase Price: £65,000.00

Estimated End Value: £75,000.00

Deposit (25%)	£16,250.00
Stamp Duty	£3,900.00
Legal Fees	£1,200.00
Estimated Refurb	£0.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) includes 6 months mortgage	£26,330.84
Total Acquisition Cost (Cash)	£73,700.00



Refurb Estimate

To achieve the end value of £75,000.00, Smart Home Improvements recommend considering the following:

- •Compliance
- •Full Internal Renovation (TO ACHIEVE END VALUE)

Should you wish to obtain a quote from Smart Home Improvements, please click here



These costs are to be used as a guide only.

**Click for Sale Comparables** 



### **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)	£362.50
Gross Yield	6.69%
Net Yield	6.69%
Return on Capital Employed	17.43%
Net Annual Income	£4,350.00

Rent: £425

Monthly Running Cost		
Management Fee (10%)	£42.50	
Insurance	£30.00	
Factor Fee	£0.00	

Finance Purchase		
Net Monthly Cashflow (Profit)	£132.36	
Gross Yield	7.85%	
Net Yield	2.44%	
Return on Capital Employed	6.37%	
Net Annual Income	£1,588.32	

Rent can be increased to This is based on a **25% deposit** at an arrangement fee of **3%** and an interest rate of £525.00 with an increase of +12% **75.00%**, Please contact a mortgage broker to find rates appropriate to your circumstances.

guidelines





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

Potential Rent:

Cash Purchase	
Net Monthly Cashflow (Profit)	£462.50
Gross Yield	8.54%
Net Yield	8.54%
Return on Capital Employed	22.24%
Net Annual Income	£5,550.00

525.00
Cost
£52.50
£30.00
£0.00

Current Pent:

Finance Purchase		
Net Monthly Cashflow (Profit)	£232.36	
Gross Yield	9.69%	
Net Yield	4.29%	
Return on Capital Employed	11.18%	
Net Annual Income	£2,788.32	

Market Rent: £525.00

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.

### **Tenancy Info**





Family of 1





Private Tenant, full time employed





Lived here for 9 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	Yes
EICR	Yes
PAT Testing Report	Yes
Gas Safety Certificate (CP12)	Yes
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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