

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

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

[Click for WhatsApp](#)

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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	Construction Type	Tenanted	Size	Heating Type
C	Standard Construction	Yes	41 sq. ft.	Gas



BTL



[Due Diligence Pack](#)



[Street Check](#)

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) <small>includes 6 months mortgage</small>	£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](#)

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 £525.00 with an increase of +12% in line with government guidelines

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.

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

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

Current Rent :
£425.00

Potential Rent:
£525.00

Monthly Running Cost	
Management Fee (10%)	£52.50
Insurance	£30.00
Factor Fee	£0.00

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.

SMART
PROPERTY LETS

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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