SMART

SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

Flat 1/1, 30 Cathedral Street, Glasgow, G4 ORD

Opportunity Description



This opportunity is a rarely available 2 bed flat in the heart of Glasgow City Centre. This is one of only a small number of properties in the block and due to the popular location, will attract an array of potential buyers.

- •Prime location, 2 bed flat
- Development opportunity
- ·High cash flow & yield
- Private parking space

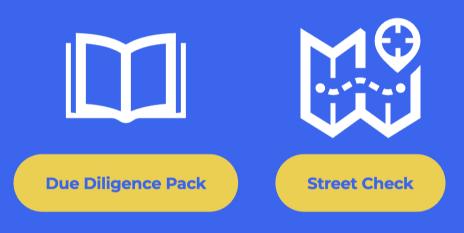
EPC	Construction Type	Tenanted	Size	Heating Type
E	Standard Construction	No	58 sq. ft.	Gas



BTL,BTL Refinancing

Clickable Links





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

BRRR Buy-to-Let









Home Report: £130,000.00

Agreed Purchase Price: £130,000.00

Estimated End Value: £175,000.00

Deposit (100%)	£130,000.00
Stamp Duty	£7,800.00
Legal Fees	£1,000.00
Estimated Refurb	£25,000.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) includes 6 months mortgage	£167,400.00
Total Acquisition Cost (Cash)	£167,400.00



Refurb Estimate

To achieve the end value of £175,000.00, Smart Home Improvements recommend considering the following:

- •Gas heating install
- ·Kitchen
- •Bathroom
- Paint & decorate

•Flooring

Plastering

Compliance & certificates

These costs are to be used as a guide only.

Click for Sale Comparables









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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		
Management Fee (10%)	£140.00	
Insurance	£30.00	
Factor Fees	£40.00	
Mortgage	£613.59	

Returns	
Net Monthly Refinanced Cashflow (Profit)	£606.41
Net Annual Profit	£7,276.92
Money Left in After Refinance	£36,150.00
Money Pulled Out Upon Refinance	£131,250.00
Months Before All Money Out	60
Return On Investment	20.13%



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)	£1,220.00
Gross Yield	11.26%
Net Yield	11.26%
Return on Capital Employed	8.75%
Net Annual Income	£14,640.00

Rent: £1400

Monthly Running Cost		
Management Fee (10%)	£140.00	
Insurance	£30.00	
Factor Fee	£40.00	

Finance Purchase	
Net Monthly Cashflow (Profit)	£1,220.00
Gross Yield	12.92%
Net Yield	11.26%
Return on Capital Employed	8.75%
Net Annual Income	£14,640.00

Rent can be increased to £1,400.00 with an increase of +12% in line with government guidelines 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.



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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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