# SMART

# SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

Flat 3/1, 700 Tollcross Road, Glasgow, G32 8TB

# **Opportunity Description**



#### TOLLCROSS, GLASGOW 6

A fantastic opportunity in Tollcross, ideal for investors seeking a solid buy-to-let addition to their portfolio or first-time buyers looking to get on the property ladder. This property offers great potential to add value and is situated in an excellent location with amazing transport links to and from Glasgow city centre.

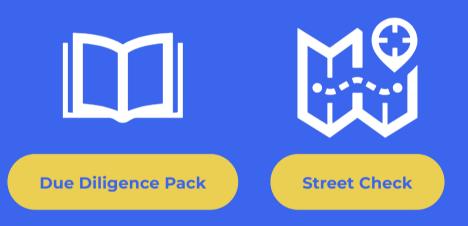
EPC	<b>Construction Type</b>	Tenanted	Size	<b>Heating Type</b>
D	Standard Construction	No	505 sq. ft.	Gas



**BTL,BTL Refinancing** 

# **Clickable Links**





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









**Home Report: £90,000.00** 

Agreed Purchase Price: £90,000.00

Estimated End Value: £110,000.00

Deposit (25%)	£22,500.00
Stamp Duty	£5,400.00
Legal Fees	£1,000.00
Estimated Refurb	£10,000.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) includes 6 months mortgage	£44,411.96
Total Acquisition Cost (Cash)	£110,000.00



**Refurb Estimate** 

To achieve the end value of £110,000.00, Smart Home Improvements recommend considering the following:

- ·flooring
- •Carpets •New Kitchen
- •Compliance •New Bathroom
- •Consumer unit



These costs are to be used as a guide only.

**Click for Sale Comparables** 

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









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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%)	£82.50	
Insurance	£30.00	
Factor Fees	£50.00	
Mortgage	£389.47	

Returns	
Net Monthly Refinanced Cashflow (Profit)	£283.03
Net Annual Profit	£3,396.36
Money Left in After Refinance	£27,500.00
Money Pulled Out Upon Refinance	£15,000.00
Months Before All Money Out	97
Return On Investment	12.35%



Rent: £825.00

This is based on a **25% deposit** at an arrangement fee of **3%** and an interest rate of **5.5%**, 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)	£672.50	
Gross Yield	8.97%	
Net Yield	8.97%	
Return on Capital Employed	18.99%	
Net Annual Income	£8,070.00	

Rent : £825

Monthly Running Cost		
Management Fee (10%)	£82.50	
Insurance	£30.00	
Factor Fee	£50.00	

Finance Purchase		
Net Monthly Cashflow (Profit)	£353.84	
Gross Yield	11.00%	
Net Yield	4.72%	
Return on Capital Employed	9.99%	
Net Annual Income	£4,246.08	

Rent can be increased to £825.00 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 **5.5%**, 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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