

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

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

[Click for WhatsApp](#)

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TOLLCROSS, GLASGOW 🔥

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	Construction Type	Tenanted	Size	Heating Type
D	Standard Construction	No	505 sq. ft.	Gas



BTL,BTL Refinancing



Due Diligence Pack



Street Check

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) <small>includes 6 months mortgage</small>	£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
- Compliance
- Consumer unit
- New Kitchen
- New Bathroom



These costs are to be used as a guide only.

[Click for Sale Comparables](#)



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HOME IMPROVEMENTS

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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.

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

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Should you wish to proceed further, please contact a member of the team via WhatsApp, Email, or Phone.

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