

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

34 Grant Street, Greenock, Renfrewshire, PA15 2BP

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NEW PROPERTY | GREENOCK 🔥

A spacious 3-bedroom flat with 2 lounges, offering fantastic potential in Greenock! This property boasts excellent transport links, With a refinanced cash flow of £418 per month, it's a great investment for those looking to expand their portfolio. 📈

| EPC | Construction Type | Tenanted | Size | Heating Type |
|-----|-----------------------|----------|------------|--------------|
| D | Standard Construction | No | 96 sq. ft. | Gas |



BTL



Due Diligence Pack



Street Check

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



Home Report:

£105,000.00



Agreed Purchase Price:

£105,000.00



Estimated End Value:

£105,000.00

| | |
|---|--------------------|
| Deposit (25%) | £26,250.00 |
| Stamp Duty | £6,300.00 |
| Legal Fees | £1,000.00 |
| Estimated Refurb | £500.00 |
| Buyers Premium (incl. VAT) | £3,600.00 |
| Total Acquisition Costs (Finance) <small>includes 6 months mortgage</small> | £39,880.62 |
| Total Acquisition Cost (Cash) | £116,400.00 |



[Refurb Estimate](#)

To achieve the end value of **£105,000.00**, Smart Home Improvements recommend considering the following:

- Compliance

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) | £790.00 |
| Gross Yield | 9.03% |
| Net Yield | 9.03% |
| Return on Capital Employed | 25.18% |
| Net Annual Income | £9,480.00 |

Rent : **£900**

| Monthly Running Cost | |
|----------------------|---------------|
| Management Fee (10%) | £90.00 |
| Insurance | £30.00 |
| Factor Fee | £0.00 |

| Finance Purchase | |
|-------------------------------|------------------|
| Net Monthly Cashflow (Profit) | £418.23 |
| Gross Yield | 10.29% |
| Net Yield | 4.78% |
| Return on Capital Employed | 13.33% |
| Net Annual Income | £5,018.76 |

Rent can be increased to £900.00 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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