SMART

SALES & INVESTMENTS

— THE INVESTORS ESTATE AGENT —

34 Grant Street, Greenock, Renfrewshire, PA15 2BP

Opportunity Description



NEW PROPERTY | GREENOCK 6

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.

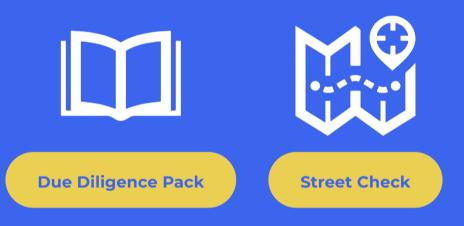
EPC	Construction Type	Tenanted	Size	Heating Type
D	Standard Construction	No	96 sq. ft.	Gas



BTL

Clickable Links





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) includes 6 months mortgage	£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

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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



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)	£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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