SMART

SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

72 Glencroft Road, Glasgow, G44 5RD



0141 473 6400



NEW PROPERTY | CROFTFOOT, GLASGOW 🍐

A spacious 2-bedroom cottage flat with the potential to convert into a 3-bedroom. Perfect for investors, developers, or buyers seeking a forever home. Located in a highdemand rental area, this is a great addition to any portfolio. 🟀

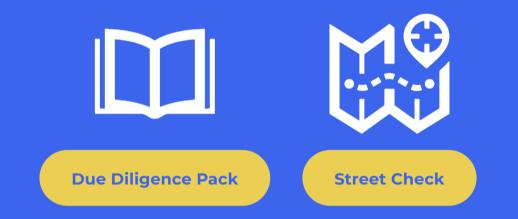
EPC	Construction Type	Tenanted	Size	Heating Type
D	Standard Construction	Νο	72 sq. ft.	Gas



BTL, BTL Refinancing







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









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Home Report: £105,000.00	Agreed Purchase Price: £105,000.00		Estimated End Value: £125,000.00		
Deposit (25%)	£26,250.00				
Stamp Duty	£6,300.00	SMART HOME IMPROVEMENTS		Refurb Estimate	
Legal Fees	£1,200.00	To achieve the end value of £125,000.00 , Smart Home Improvements			
Estimated Refurb	£20,000.00	recommend conside	•Remove wallpaper	•Compliance	
Buyers Premium (incl. VAT)	£3,600.00	•New bathroom	•Paint and decorate throughout	•Strip out	
Total Acquisition Costs (Finance) includes 6 months mortgage	£59,580.62	•Roof repairs •Damp	•New flooring	•Rubbish removals	
Total Acquisition Cost (Cash)	£136,100.00	treatment	•New carpets	•Deep clean	



These costs are to be used as a guide only.

Click for Sale Comparables

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Deposit (25%)	£26,250.00				
Stamp Duty	£6,300.00	SMART HOME IMPROVEMENTS		Refurb Estimate	
Legal Fees	£1,200.00	To achieve the end value of £125,000.00 , Smart Home Improvements recommend considering the following:			
Estimated Refurb	£20,000.00	•New Kitchen	•Remove wallpaper	•Compliance	
Buyers Premium (incl. VAT)	£3,600.00	•New bathroom	 Paint and decorate throughout 	•Strip out	
Total Acquisition Costs (Finance) includes 6 months mortgage	£59,580.62	•Roof repairs •Damp	•New flooring	•Rubbish removals	
Total Acquisition Cost (Cash)	£136,100.00	treatment	•New carpets	•Deep clean	

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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	Net Monthly Refinanced Cas
Management Fee (10%)	£90.00	Net Annual Profit
Insurance	£30.00	Money Left in After Refinanc
Factor Fees	£0.00	Money Pulled Out Upon Refi
Mortgage	£442.58	Months Before All Money Ou

Returns			
Net Monthly Refinanced Cashflow (Profit)	£347.42		
Net Annual Profit	£4,169.04		
Money Left in After Refinance	£42,350.00		
Money Pulled Out Upon Refinance	£15,000.00		
Months Before All Money Out	122		
Return On Investment	9.84%		



Rent: £900.00

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? <u>Click here</u> to get our free guide!

Cash Purchase		Rent : £900		Finance Purc	Finance Purchase	
Net Monthly Cashflow (Profit)	£790.00	Monthly Running Cost		Net Monthly Cashflow (Profit)	£418.23	
Gross Yield	9.03%	Management Fee (10%)	£90.00	Gross Yield	10.29%	
Net Yield	9.03%	Insurance	£30.00	Net Yield	4.78 %	
Return on Capital Employed	16.53 %	Factor Fee	£0.00	Return on Capital Employed	8.7 5%	
Net Annual Income	£9,480.00			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.

