

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

72 Glencroft Road, Glasgow, G44 5RD

[Click for WhatsApp](#)

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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 high-demand rental area, this is a great addition to any portfolio. 🙌

EPC	Construction Type	Tenanted	Size	Heating Type
D	Standard Construction	No	72 sq. ft.	Gas



BTL,BTL Refinancing



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:
£125,000.00

Deposit (25%)	£26,250.00
Stamp Duty	£6,300.00
Legal Fees	£1,200.00
Estimated Refurb	£20,000.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) <small>includes 6 months mortgage</small>	£59,580.62
Total Acquisition Cost (Cash)	£136,100.00



Refurb Estimate

To achieve the end value of **£125,000.00**, Smart Home Improvements recommend considering the following:

- New Kitchen
- Remove wallpaper
- Compliance
- New bathroom
- Paint and decorate throughout
- Strip out
- Roof repairs
- New flooring
- Rubbish removals
- Damp treatment
- New carpets
- Deep clean



These costs are to be used as a guide only.

[Click for Sale Comparables](#)



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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%)	£90.00
Insurance	£30.00
Factor Fees	£0.00
Mortgage	£442.58

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? [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	16.53%
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	8.75%
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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