

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

Flat 0/1, 8 Townhead Terrace, Paisley, Renfrewshire, PA1 2AX

NEW PROPERTY | PAISLEY

Fantastic new property just a short walk from the university in a high-demand rental area. This turn-key home is perfect for both first-time buyers and investors looking for a ready-to-go property in a prime location.

EPC	Construction Type	Tenanted	Size	Heating Type
C	Standard Construction	No	66 m2	Gas



BTL



[Due Diligence Pack](#)



[Street Check](#)

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



Home Report: **£95,000.00**



Agreed Purchase Price: **£95,000.00**



Estimated End Value: **£95,000.00**

Deposit (25%)	£23,750.00
Stamp Duty	£5,700.00
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>	£36,384.68
Total Acquisition Cost (Cash)	£105,800.00



Refurb Estimate

To achieve the end value of **£95,000.00**, 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)	£810.00
Gross Yield	10.23%
Net Yield	10.23%
Return on Capital Employed	28.13%
Net Annual Income	£9,720.00

Rent : **£900**

Monthly Running Cost	
Management Fee (10%)	£90.00
Insurance	£20.00
Factor Fee	£0.00

Finance Purchase	
Net Monthly Cashflow (Profit)	£484.22
Gross Yield	11.37%
Net Yield	6.12%
Return on Capital Employed	16.82%
Net Annual Income	£5,810.64

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%**, 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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