# SMART

SALES & INVESTMENTS

— THE INVESTORS ESTATE AGENT —

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

# **Opportunity Description**



### 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.

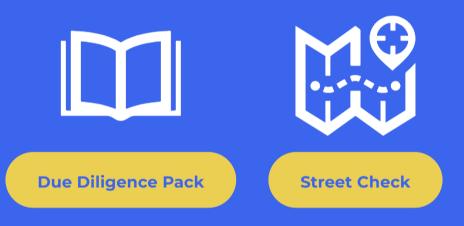
EPC	<b>Construction Type</b>	Tenanted	Size	Heating Type
C	Standard Construction	No	66 m2	Gas



BTL

### **Clickable Links**





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

### **Buy-to-Let Purchase Details**









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) includes 6 months mortgage	£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** 



## **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)	£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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