## SMART

SALES & INVESTMENTS

— THE INVESTORS ESTATE AGENT —

Flat 2, 3 Shieldaig Drive, Rutherglen, Glasgow, G73 4DN

## **Opportunity Description**



NEW PROPERTY | GLASGOW SOUTH SIDE 6

Exciting opportunity in Glasgow's South Side, a high-demand rental area with strong income potential. This property offers a £335 refinanced cash flow and is positioned perfectly for investors seeking a stable and profitable addition to their portfolio.

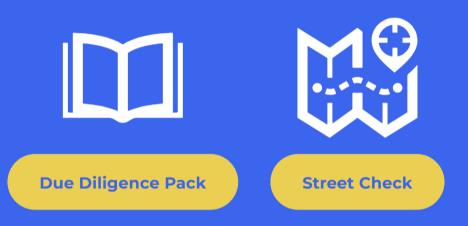
	Standard Construction	No	81 m2	Electric,Other
EPC	<b>Construction Type</b>	Tenanted	Size	<b>Heating Type</b>



**BTL,BTL Refinancing** 

## **Clickable Links**





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









**Home Report:** £80,000.00

Agreed Purchase Price: £80,000.00

Estimated End Value: £90,000.00

Deposit (25%)	£20,000.00
Stamp Duty	£4,800.00
Legal Fees	£1,000.00
Estimated Refurb	£11,000.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) includes 6 months mortgage	£41,945.00
Total Acquisition Cost (Cash)	£100,400.00



**Refurb Estimate** 

To achieve the end value of **£90,000.00**, Smart Home Improvements recommend considering the following:

•New kitchen •Carpet

•Remove wallpaper •Consumer unit

•paint and decorate •Compliance

•Flooring •Deep clean

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These costs are to be used as a guide only.

Click for Sale Comparables

Appliances

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









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**Click for Sale Comparables** 

Appliances





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%)	£75.00	
Insurance	£20.00	
Factor Fees	£30.00	
Mortgage	£289.69	

Returns	
Net Monthly Refinanced Cashflow (Profit)	£335.31
Net Annual Profit	£4,023.72
Money Left in After Refinance	£32,900.00
Money Pulled Out Upon Refinance	£7,500.00
Months Before All Money Out	98
Return On Investment	12.23%



Rent: £750.00

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.





Want to learn more about the BTL investment strategy? Click here to get our free guide!

Cash Purchase		
Net Monthly Cashflow (Profit)	£645.00	
Gross Yield	9.68%	
Net Yield	9.68%	
Return on Capital Employed	19.16%	
Net Annual Income	£7,740.00	

**Rent: £750** 

Monthly Running Cost		
Management Fee (10%)	£75.00	
Insurance	£20.00	
Factor Fee	£30.00	

Finance Purchase		
Net Monthly Cashflow (Profit)	£367.50	
Gross Yield	11.25%	
Net Yield	5.51%	
Return on Capital Employed	10.92%	
Net Annual Income	£4,410.00	

Rent can be increased to £750.00 This is based on a **25% deposit** at an arrangement fee of **3%** and an interest rate with an increase of +12% in line of **5%**, Please contact a mortgage broker to find rates appropriate to your with government guidelines 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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