

SMART

SALES & INVESTMENTS
— THE INVESTORS ESTATE AGENT —

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NEW PROPERTY | GLASGOW SOUTH SIDE 🔥

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.

EPC	Construction Type	Tenanted	Size	Heating Type
	Standard Construction	No	81 m2	Electric,Other



BTL,BTL Refinancing



Due Diligence Pack



Street Check

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) <small>includes 6 months mortgage</small>	£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
- Remove wallpaper
- paint and decorate
- Flooring
- Carpet
- Consumer unit
- Compliance
- Deep clean
- Appliances



These costs are to be used as a guide only.

[Click for Sale Comparables](#)



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HOME IMPROVEMENTS

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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%)	£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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