SMART

SALES & INVESTMENTS — THE INVESTORS ESTATE AGENT —

Flat 2/2, 16 Sandholes Street, Paisley, Renfrewshire, PAI 2EQ



0141 473 6400



NEW PROPERTY | PAISLEY 🥚

Located in a prime area of Paisley, this property is an excellent investment opportunity. It falls below the ADS threshold, offering an added financial advantage for investors. The property is currently generating £500 PCM in rental income, with a settled tenant in place, ensuring consistent cash flow from day one.

EPC	Construction Type	Tenanted	Size	Heating Type
С	Standard Construction	Yes	48 m2	Gas

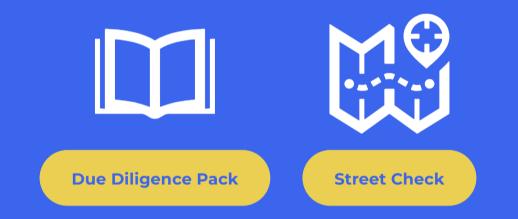


BTL

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





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Home Report: £35,000.00	Agreed Purchase Price: £35,000.00		Estimated End Value: £35,000.00	
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Deposit (100%)	£35,000.00			
Stamp Duty	£0.00	SMART	Refurb Estimate	
Legal Fees	£1,000.00	HOME IMPROVEMENTS		
Estimated Refurb	£0.00	To achieve the end value of £35,000.00 , Smart Home Improvements recommend considering the following:		
Buyers Premium (incl. VAT)	£6,000.00	•Turn key investment		
Total Acquisition Costs (Finance) includes 6 months mortgage	£42,000.00	Should you wish to obtain a quote from Smart Home Improvements, please click here		
Total Acquisition Cost (Cash)	£42,000.00			

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These costs are to be used as a guide only.

Click for Sale Comparables

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Want to learn more about the **BTL** investment strategy? <u>Click here</u> to get our free guide!

Cash Purchase		Rent : £500		Finance Purc	Finance Purchase	
Net Monthly Cashflow £450.00				Net Monthly Cashflow	£430.00	
(Profit)		Monthly Running Cost		(Profit)		
Gross Yield	15.43%	Management Fee (10%)	£50.00	Gross Yield	17.14%	
Net Yield	15.43%	Insurance	£20.00	Net Yield	14.74%	
Return on Capital Employed	12.86%	Factor Fee	£0.00	Return on Capital Employed	12.29%	
Net Annual Income	£5,400.00			Net Annual Income	£5,160.00	

Rent can be increased to £600.00 with an increase of +12% in line with government guidelines This is based on a **100% deposit** at an arrangement fee of **0.00%** and an interest rate of **0.00%**, Please contact a mortgage broker to find rates appropriate to your circumstances.



Want to learn more about the **BTL** investment strategy? <u>Click here</u> to get our free guide!

Cash Purchase	
Net Monthly Cashflow (Profit)	£550.00
Gross Yield	18.86%
Net Yield	18.86%
Return on Capital Employed	1 5.7 1%
Net Annual Income	£6,600.00



Finance Purchase		
Net Monthly Cashflow (Profit)	£530.00	
Gross Yield	20.57%	
Net Yield	18.17%	
Return on Capital Employed	15.14%	
Net Annual Income	£6,360.00	

Market Rent: £600.00

This is based on a **100% deposit** at an arrangement fee of **0.00%** and an interest rate of **0.00%**, Please contact a mortgage broker to find rates appropriate to your circumstances.









Smoke & Heat Detectors Yes

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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.

