

# SMART

SALES & INVESTMENTS  
— THE INVESTORS ESTATE AGENT —

Flat 2/2, 16 Sandholes Street, Paisley, Renfrewshire, PA1 2EQ

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## 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
C	Standard Construction	Yes	48 m2	Gas



BTL



[Due Diligence Pack](#)



[Street Check](#)

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

# Tenanted Buy-to-Let Purchase Details



Home Report: **£35,000.00**



Agreed Purchase Price: **£35,000.00**



Estimated End Value: **£35,000.00**

Deposit (100%)	£35,000.00
Stamp Duty	£0.00
Legal Fees	£1,000.00
Estimated Refurb	£0.00
Buyers Premium (incl. VAT)	£6,000.00
<b>Total Acquisition Costs (Finance)</b> <small>includes 6 months mortgage</small>	<b>£42,000.00</b>
<b>Total Acquisition Cost (Cash)</b>	<b>£42,000.00</b>



Refurb Estimate

To achieve the end value of **£35,000.00**, Smart Home Improvements recommend considering the following:

- Turn key investment

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)	<b>£450.00</b>
Gross Yield	<b>15.43%</b>
Net Yield	<b>15.43%</b>
Return on Capital Employed	<b>12.86%</b>
Net Annual Income	<b>£5,400.00</b>

### Rent : **£500**

Monthly Running Cost	
<b>Management Fee (10%)</b>	<b>£50.00</b>
<b>Insurance</b>	<b>£20.00</b>
<b>Factor Fee</b>	<b>£0.00</b>

### Finance Purchase

Net Monthly Cashflow (Profit)	<b>£430.00</b>
Gross Yield	<b>17.14%</b>
Net Yield	<b>14.74%</b>
Return on Capital Employed	<b>12.29%</b>
Net Annual Income	<b>£5,160.00</b>

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? [Click here](#) to get our **free guide!**

Cash Purchase	
Net Monthly Cashflow (Profit)	<b>£550.00</b>
Gross Yield	<b>18.86%</b>
Net Yield	<b>18.86%</b>
Return on Capital Employed	<b>15.71%</b>
Net Annual Income	<b>£6,600.00</b>

Current Rent :  
**£500.00**

Potential Rent:  
**£600.00**

Monthly Running Cost	
<b>Management Fee (10%)</b>	<b>£60.00</b>
<b>Insurance</b>	<b>£20.00</b>
<b>Factor Fee</b>	<b>£0.00</b>

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

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.



**Family of 2** ✓



**Private Tenant, full time employed** ✓



**Lived here for 0 years** ✓



**No missed rental payments** ✓



Information regarding compliance and proof of rent can be provided upon request.

**SMART**  
PROPERTY LETS

Management

Looking for property management? We manage properties across Scotland at Smart Property Lets for 10% of the rent. Interested? [Click here.](#)

Compliance	
<b>PRT Agreement</b>	<b>Yes</b>
<b>Legionella Risk Assessment Report</b>	<b>Yes</b>
<b>EICR</b>	<b>Yes</b>
<b>PAT Testing Report</b>	<b>Yes</b>
<b>Gas Safety Certificate (CPI2)</b>	<b>Yes</b>
<b>Energy Performance Certificate (EPC)</b>	<b>Yes</b>
<b>Smoke &amp; Heat Detectors</b>	<b>Yes</b>

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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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