

SMART

SALES & INVESTMENTS

— THE INVESTORS ESTATE AGENT —

1b the barony Cupar ky15 5er

Tenanted Investment opporunity Cupar!

This property offers the new landlord the security of a happy settled tenant already in place, along with the benefit of immediate rental income from day one.

EPC	Construction Type	Tenanted	Size	Heating Type
D	Standard Construction	Yes	42 m2	Electric



BTL



Due Diligence Pack



Street Check

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

Tenanted Buy-to-Let Purchase Details



Home Report:
£80,000.00



Agreed Purchase Price:
£80,000.00



Estimated End Value:
£80,000.00

Deposit (25%)	£20,000.00
Stamp Duty	£4,000.00
Legal Fees	£1,200.00
Estimated Refurb <small>Refurb numbers are an estimate and no project management fee is added</small>	£0.00
Buyers Premium (incl. VAT)	£3,600.00
Total Acquisition Costs (Finance) <small>includes 6 months mortgage</small>	£28,800.00
Total Acquisition Cost (Cash)	£88,800.00



Refurb Estimate

To achieve the end value of **£80,000.00**, Smart Home Improvements recommend considering the following:

·this property needs no immediate refurb as its tenanted.

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)	£515.50
Gross Yield	8.92%
Net Yield	7.73%
Return on Capital Employed	21.48%
Net Annual Income	£6,186.00

Rent : £595	
Monthly Running Cost	
Management Fee (10%)	£59.50
Insurance	£20.00
Factor Fee	£0.00

Finance Purchase	
Net Monthly Cashflow (Profit)	£258.00
Gross Yield	8.92%
Net Yield	3.87%
Return on Capital Employed	10.75%
Net Annual Income	£3,096.00

Rent can be increased to £595.00 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.

Tenancy Info



Family of 1



Lived here for 1 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

PRT Agreement	Yes
Legionella Risk Assessment Report	Yes
EICR	Yes
PAT Testing Report	Yes
Gas Safety Certificate (CP12)	Yes
Energy Performance Certificate (EPC)	Yes
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.

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