

GET ON THE HOUSING MARKET WITHOUT HAVING TO PAY BUY TO LET MORTGAGE DEPOSITS.

LEASE OPTIONS

Build a pension pot for your future

Forth Avenue, Portishead, Bristol, BS20
4 Bed Terrace



Optimized by www.ImageOptimizer.net

Monthly Cash Flow £499.78

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake any due diligence you feel necessary to make a fully informed purchase decision. We recommend that all Investors view an interested property in person, before purchase. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.

The attraction to a buyer of a lease option

The attraction to a buyer of doing a lease option is that they can effectively get on the housing market without having to pay Buy to Let mortgage deposits which are currently a minimum of 25% because they are utilising someone else's finance with their mortgage company to do it.

Why do sellers do lease options?

When a property has neutral equity or negative equity, lease options are perfect for people wanting to move on from their property. Lease Option arrangements have helped many who may otherwise have lost the property in the face of changing personal circumstances or are "reluctant landlords" and no longer want to be a landlord.

Local area: Bristol



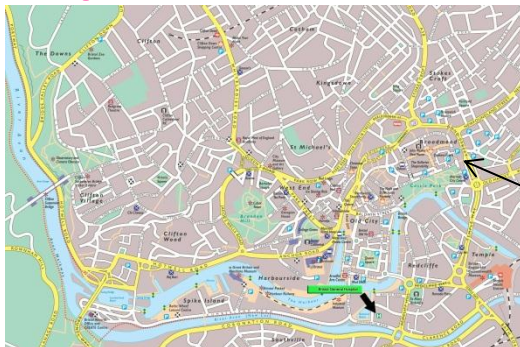
Background

If ever there was a city with a story to tell, it's Bristol. Enveloped in the hills of South West England, it has its own unmistakable identity, grounded in roots from centuries past and carved out since by passionate locals and spirited fans.

A hotbed of artists and activists, walk the streets and become part of a living canvas; cycle from the city to the outskirts and discover our green credentials for you.

And that's just a smattering of what makes this city the best.

Map of the area



Bristol and surrounding area

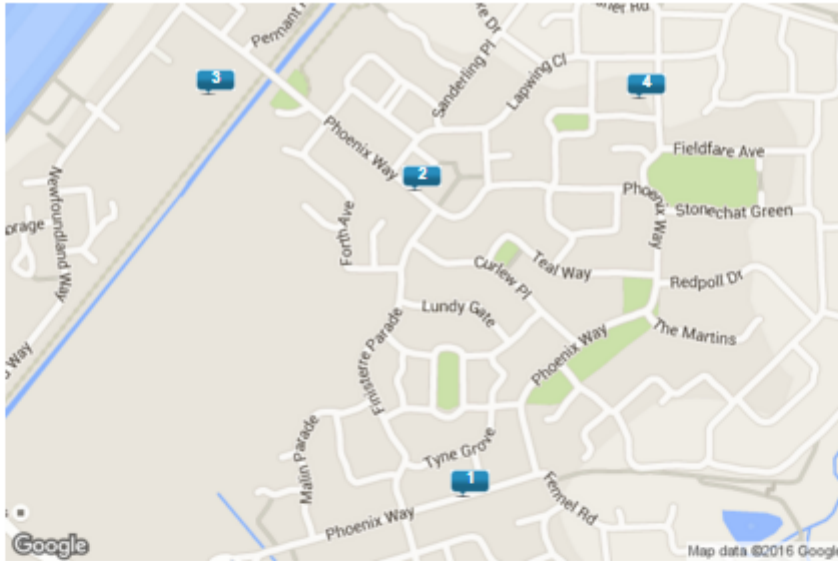
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Photographs



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Market value comparable




The icons indicate the centre of the postcode and not necessarily the exact location



Offers in Excess of £375,000

4 bedrooms | End of Terrace
Portishead, North Somerset, BS20

For sale 
Marketed from: 05-09-2015

Sold STC: This deceptively spacious townhouse is situated within a tree lined crescent enjoying level lawns leading out to Phoenix Way. The well presented and versatile accommodation is combined with a convenient location. EPC Band C & C.


[Full brochure, extra pictures, Floorplan, Virtual Tour and map available](#)

Sold Price History: 1 Jun 2011: £210,000 28 Sep 2005: £275,000



£350,000

4 bedrooms | Terraced
Phoenix Way, Portishead

Archived 
Marketed from: 15-01-2015 to 10-06-2015 (146 days)


Sold STC: A very well presented four bedroom three storey townhouse with private rear garden and garage. The accommodation comprises of an open planned kitchen/diner with integrated appliances, utility room, cloakroom, large lounge, four double bedrooms (master with en-suite) and a family bathroom.

[Full brochures, extra pictures, Floorplan and map available](#)



£340,000

4 bedrooms | Terraced
Navigators Court, Portishead

Archived 
Marketed from: 18-07-2015 to 10-12-2015 (146 days)

Sold STC: A spacious four bedroom mid terrace townhouse located in a small Cui de sac close to the marina and all its amenities. The home offers a kitchen/ diner with doors leading onto the rear garden, large L shaped lounge with floor to ceiling window, master bedroom with en-suite, family bathroom and...

[Full brochures, extra picture, Floorplan and map available](#)



£320,000

4 bedrooms | End of Terrace
Kingfisher Road, Portishead

For sale 
Marketed from: 15-04-2015

Sold STC: With close proximity to the village quarter nature reserve is this well presented four bedroom townhouse. The home currently offers a modern kitchen, lounge/ diner with double doors leading out to the rear garden, four double bedrooms, master with en-suite and a family bathroom.

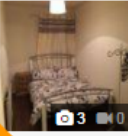
[Full brochures, extra pictures, Floorplan and map available](#)

Sold Price History: 17 Dec 2013: £250,000

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Rental analysis

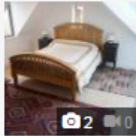
2 doubles, Pill (BS20) **£85 pw**
Available 1 Feb | Mon-Fri only (?) Bills inc.



Double room to rent
Double room to rent in a beautiful home right on the river front. Easy access to the motorway (5 mins) easy access to city centre. Mon to fri only.

New Today Early Bird (?) ☆ Save More info

Double room, Portishead (BS20) **£450 pcm**
Available Now | Mon-Fri only (?) Bills inc.



Portishead Seaside, large room-monday to friday
For a monday to friday professional only- very comfortable and spacious, furnished room - with own lovely bathroom. In a luxurious

Free to Contact ☆ Save More info

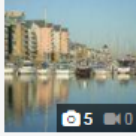
Double room, Portishead (BS20) **£450 pcm**
Available 1 Apr Bills inc.



Houseshare-Double room available in Detached House
Houseshare in spacious modern detached. 1 room available from April 2016 3 bed detached shared house located in Portishead. Spacious

NEW Free to Contact ☆ Save More info

Double room, Portishead (BS20) **£99 pw**
Available Now | Mon-Fri only (?) Bills inc.



Double Room in Portishead with shared Bathroom
Thanks for taking a look at my bright and sunny double with double bed room! It's in a beautiful location over-looking the sea, harbor and a

Free to Contact ☆ Save More info

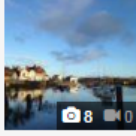
3 doubles, Portishead (BS20) **£125 pw**
Available Now Bills inc.



Portishead 5 Beds Modern Town House, Available Now
ATTRACTIVE PORTISHEAD TOWN HOUSE, IMMEDIATELY AVAILABLE TO RENT AS A SHARED HOUSE. LOTS OF SPACE, KITCHEN.

Free to Contact ☆ Save More info

Single + double, Bristol (BS20) **£380 - 450 pcm**
Available 1 Feb Bills inc.



Double & Single room in smart townhouse
There is a double and single bedded room available at the front of this spacious town house overlooking the green at Ham Green (5

Free to Contact ☆ Save More info

Double room, Portishead (BS20) **£375 pcm**
Available Now Bills inc.



Room to rent.
Room to rent in a four bedroom detached house on a quiet estate. Portishead has all amenities within a walking distance. Plus it

NEW Early Bird (?) ☆ Save More info

Double room, Portishead (BS20) **£375 pcm**
Available Now Bills inc.



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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 700 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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Lease Option Deal Structure		Total Rent £	1500
Rent Per Calendar Month £	1500	Gross Annual Rent £	18000
Monthly Payments £	577.49	Total Mortgage £	577.49
Purchase Price £	355000	8.5 % Management	127.50
Interest Rate	2.44%		
Sourcing Fee £	15800	Rent - Management Fee	1372.50
Legal' s £	648	Running Cost	£295.83
Refurb Costs £	0	Net Cash Flow £	499.18
Total Purchase Costs £	16448	Net Annual Return	5990.12
Cash flow Summary			
Gross Yield	6.34%		
Net Yield	2.11%	Length Of Term (Years)	9
Net Annual Return On Capital Investment	36.42%	Potential Total Return £	53911.1

***Deal sold with sitting tenants**

***Rented as Multi-Let**

***36%+ Annual Return**

Queries

If you have any queries regarding this property, contact Mike Bell on:

Tel. 0191 491 0344 and choose option 2.

Or email mikebell@nguhomelettings.com

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