

# ROCK SOLID RENTAL PROPERTY

## 3 BED MID-TERRACE: Thornaby, Stockton

ROCK SOLID RENTAL DEAL STRUCTURE		Total Rent	450
<b>PURCHASE PRICE</b>	<b>65000</b>	Gross Annual Rent	5400
<b>Buying Costs Breakdown</b>		Total Mortgage	182.81
Stamp duty	1950	10 % Management + VAT	54.00
Finance Deposit 25%	16250	Rent - Lettings Management Fee	396.00
Refurb Costs £	0	<b>Net Cash Flow</b>	<b>213.19</b>
<b>Total Buying Costs</b>	<b>18200</b>	<b>Net Annual Return</b>	<b>2558.25</b>
<b>Today's Finance Illustration</b>		<b>Cash Flow Summary</b>	
Interest Only Monthly Payments	182.81	Gross Yield	8.31%
Total Outstanding Finance 75% LTV	48750	<b>Annual Return on Capital Investment</b>	<b>14.06%</b>
Interest Rate	<b>4.50%</b>	<b>Equity</b>	<b>16250</b>

**TOTAL YIELD = 8.3%**



**MARKET RENT - £450pcm**

**PURCHASE PRICE - £65,000**

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