

ROCK SOLID RENTAL PROPERTY

3 BED MID-TERRACE: Billingham

ROCK SOLID RENTAL DEAL STRUCTURE		Total Rent	495
PURCHASE PRICE	64000	Gross Annual Rent	5940
Buying Costs Breakdown		Total Mortgage	180.00
Stamp duty	1920	10 % Management + VAT	59.40
Finance Deposit 25%	16000	Rent - Lettings Management Fee	435.60
Refurb Costs £	0	Net Cash Flow	255.60
Total Buying Costs	17920	Net Annual Return	3067.20
Today's Finance Illustration		Cash Flow Summary	
Interest Only Monthly Payments	180.00	Gross Yield	9.28%
Total Outstanding Finance 75% LTV	48000	Annual Return on Capital Investment	17.12%
Interest Rate	4.50%	Equity	16000

TOTAL YIELD = 9.28%



MARKET RENT - £495 pcm PURCHASE PRICE - £64,000

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