

ROCK SOLID RENTAL PROPERTY

3 BED END-TERRACE: Gateshead

ROCK SOLID RENTAL DEAL STRUCTURE		Total Rent	525
PURCHASE PRICE	85000	Gross Annual Rent	6300
Buying Costs Breakdown		Total Mortgage	239.06
Stamp duty	2550	10 % Management + VAT	63.00
Finance Deposit 25%	21250	Rent - Lettings Management Fee	462.00
Refurb Costs £	0	Net Cash Flow	222.94
Total Buying Costs	23800	Net Annual Return	2675.25
Today's Finance Illustration		Cash Flow Summary	
Interest Only Monthly Payments	239.06	Gross Yield	7.41%
Total Outstanding Finance 75% LTV	63750	Annual Return on Capital Investment	11.24%
Interest Rate	4.50%	Equity	21250

TOTAL YIELD = 7.41%



MARKET RENT - £525 pcm PURCHASE PRICE - £85,000

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