

ROCK SOLID RENTAL PROPERTY

3 BED SEMI-DETACHED: Billingham

ROCK SOLID RENTAL DEAL STRUCTURE		Total Rent	525
PURCHASE PRICE	75000	Gross Annual Rent	6300
Buying Costs Breakdown		Total Mortgage	210.94
Stamp duty	2250	10 % Management + VAT	63.00
Finance Deposit 25%	18750	Rent - Lettings Management Fee	462.00
Refurb Costs £	0	Net Cash Flow	251.06
Total Buying Costs	21000	Net Annual Return	3012.75
Today's Finance Illustration		Cash Flow Summary	
Interest Only Monthly Payments	210.94	Gross Yield	8.40%
Total Outstanding Finance 75% LTV	56250	Annual Return on Capital Investment	14.35%
Interest Rate	4.50%	Equity	18750

TOTAL YIELD = 8.40%



MARKET RENT - £525 pcm PURCHASE PRICE - £75,000

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