

Property Address	South Shields NE34
Property Type	2 bed mid-terrace house
Tenure	Freehold

Purchase Price	£125,000.00
<b>Buying Costs</b>	
Estimated Refurbishment Cost	£1,700
Vendors Legal Fees	£0.00
Building Regs	£0.00
Conveyancing	£1,000
Stamp Duty	£6,250.00
Mortgage Deposit	£31,250.00
Sourcing Fee	£3,500.00
Hands Off Service Fee	£500.00
<b>Funds Required for Project (using a mortgage)</b>	<b>£44,200.00</b>
<b>Total Buying Cost</b>	<b>£137,950.00</b>

*\*Depending upon standard of finish. Also please add in your own contingency.*

*\*Estimated cost, individual circumstances may vary*

*\*Calculated @ 5% of purchase price, may vary depending on individual circumstances*

*\*Calculated @ 25% of purchase price, individual circumstances may vary*

*\*+VAT*

*\*+VAT - Includes full project management, access to power team, dealing with letting agents etc*

*\*75% LTV*

Expected Re-valuation	£125,000
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*\*Based upon comparables and local estate agents opinions*

Property Value In 5 Years Time (5% PA, compounded)	£159,535.20
Total Money Left In After 5 Years (75% mortgage)	£18,298.60
Gross Rent In 5 Years Time (pa)	£12,252.30

*\*Property value in 5 years time if values increase by 5% per annum (compounded)*

*\*When you refinance again after your 5 year fixed rate has finished (using compounded figure above)*

*\*Rental value in 5 years time if values increase by 5% per annum (compounded)*

Gross Rent (pm)	£800
Gross Income (pa)	£9,600
<b>Expenses</b>	
Management Fee (pm)	£80
Interest Only Mortgage (75% mortgage pm)	£390.63
LL Insurance (pm)	£20
Maintenance (pm)	£20
<b>Net Income (75% mortgage pm)</b>	<b>£289.38</b>
<b>Net Income (75% mortgage pa)</b>	<b>£3,472.50</b>
<b>Gross Yield</b>	<b>8%</b>

*\*10%*

*\*Calculated @ 5% interest rate, individual circumstances may vary*

*\*Individual circumstances may vary*

*\*Annual gross rent divided by total purchase price*

Net Income In 5 Years Time (75% mortgage pm)	£510.40
Net Income In 5 Years Time (75% mortgage pa)	£6,124.80

Return on Capital Employed	8%
Return on Capital Employed (After 5 years)	33%