

FOR FURTHER INFORMATION:  
NATASHA FRIEND | 07772 010596

## EYE ROAD, NEWARK PETERBOROUGH, PE1 4SA

**F** RE-MODELLED KITCHEN



**F** NEW LIVING/RECEPTION ROOM



**F** NEW BEDROOM



### **F** INVESTMENT SUMMARY

#### Investment

PURCHASE PRICE:	<b>£60,000</b>
(+ LEASE EXTENSION:	<b>£22,500)</b>
SDLT & LEGALS:	<b>£4,000</b>
REFURB:	<b>£14,000</b>
TOTAL COSTS:	<b>£96,500</b>
END VALUE:	<b>£120,000</b>
BTL MORTGAGE 80% LTV:	<b>£90,000</b>

#### Return On Investment

MONEY LEFT IN	<b>£6,500</b>
EQUITY:	<b>£30,000</b>
RENT:	<b>£600</b>
YIELD (on purchase price):	<b>12%</b>
ROCE	<b>66.83%</b>
NET MONTHLY CASHFLOW:	<b>£362 PCM</b>

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### PROPERTY SUMMARY

- Style:** 2-bedroom maisonette, purchased post-auction with short lease requiring extension
- Age:** 1920's
- Schools:** 0.1 miles to Newark Hill primary school (rated: GOOD)
- Location:** 1.8 miles to Peterborough city centre and railway station.
- Demand:** High demand for rental properties in this area by singles and couples.

### REFURBISHMENT SUMMARY

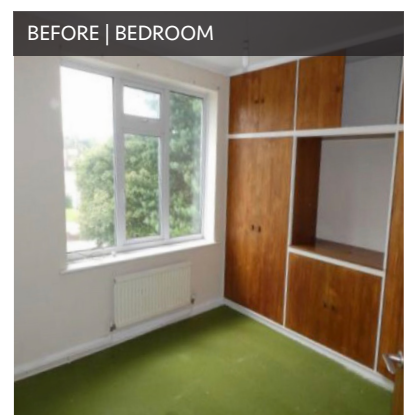
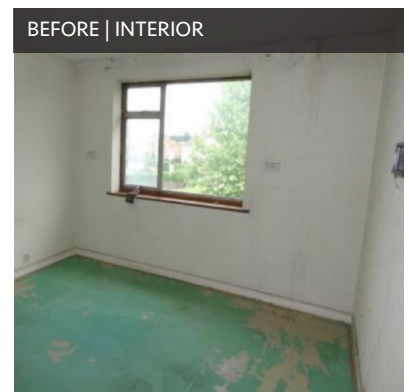
Full cosmetic refurbishment including fully re-plastered throughout, decorated, new flooring, new kitchen, and new bathroom.

**Total cost** **£14,000**

### REVALUATION

After 2 months of ownership:

**Revaluation** **£120,000**



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