

FOR FURTHER INFORMATION:
 NATASHA FRIEND | 07772 010596

LEIGHTON, ORTON MALBORNE PETERBOROUGH, PE2 5QD



F INVESTMENT SUMMARY

Investment

PURCHASE PRICE:	£135,000
SDLT & LEGALS:	£5,796
REFURB:	£6,200
TOTAL COSTS:	£146,996
END VALUE:	£170,000
BTL MORTGAGE 80% LTV:	£127,500

Return On Investment

MONEY LEFT IN	£19,496
EQUITY:	£42,500
RENT:	£890
YIELD (on purchase price):	7.9%
ROCE	29.48%
NET MONTHLY CASHFLOW:	£479 PCM

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F PROPERTY SUMMARY

Style: 4-bedroom, 3 storey end-terrace

Age: 1980's

Schools: 0.1 miles to local primary school (rated: GOOD)
 0.8 miles to local secondary school (rated: GOOD)

Location: 2 miles to Peterborough city centre and railway station.
 Direct local bus services to city centre

Demand: High demand for rental properties in this area

F REFURBISHMENT SUMMARY

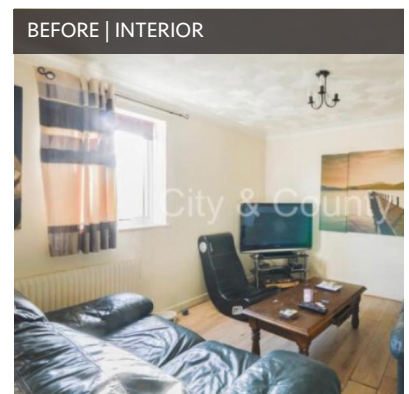
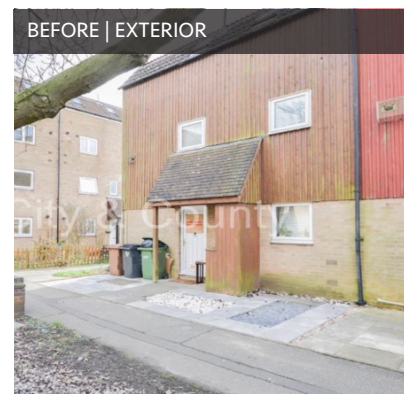
Full cosmetic refurbishment including fully re-plastered throughout, decorated, new flooring & new kitchen.

Total cost £6,200

F REVALUATION

After 6 months of ownership:

Revaluation £170,000



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