

FOR FURTHER INFORMATION:
 NATASHA FRIEND | 07772 010596

PAYNELS, ORTON GOLDHAY PETERBOROUGH, PE2 5QP

F NEW RE-MODELLED KITCHEN



BEFORE | KITCHEN

F INVESTMENT SUMMARY

Investment

PURCHASE PRICE:	£120,000
SDLT & LEGALS:	£4,800
REFURB:	£11,500
TOTAL COSTS:	£136,300
END VALUE:	£158,000
BTL MORTGAGE 80% LTV:	£126,400

Return On Investment

MONEY LEFT IN	£9,900
EQUITY:	£31,600
RENT:	£750
YIELD (on purchase price):	7.5%
ROCE	45.09%
NET MONTHLY CASHFLOW:	£372 PCM

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F PROPERTY SUMMARY

Style: 3-bedroom mid terraced
Age: 1980's
Schools: 0.2 miles to local primary school (rated: GOOD)
0.3 miles to local secondary school (rated: GOOD)
Location: 2.6 miles to Peterborough city centre and railway station.
On a direct bus route.
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, new bathroom, and garden re-modelling.

Total cost £11,500

F REVALUATION

After 2 months of ownership:

Revaluation £158,000

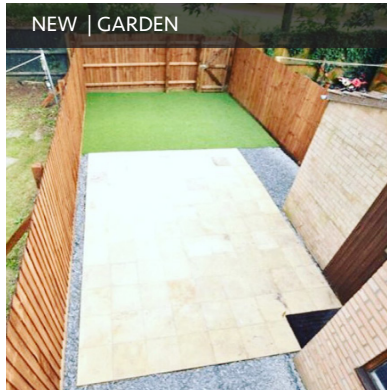
NEW | BATHROOM



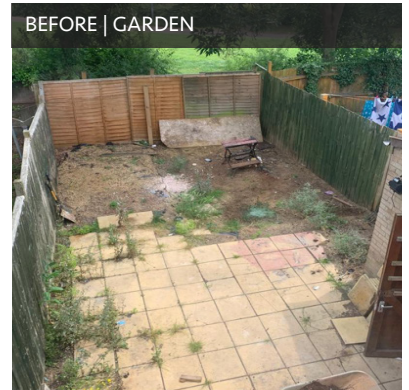
BEFORE | BATHROOM



NEW | GARDEN



BEFORE | GARDEN



NEW | INTERIOR



BEFORE | INTERIOR



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