

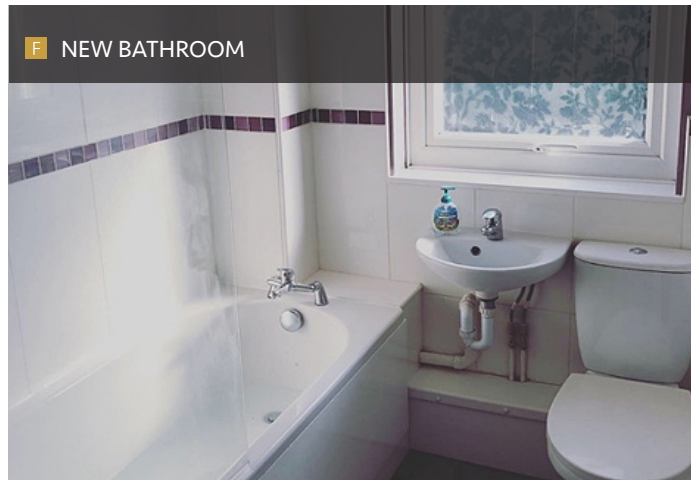
FOR FURTHER INFORMATION:
NATASHA FRIEND | 07772 010596

REEPHAM, ORTON BRIMBLES PETERBOROUGH, PE2 5RT

F RE-MODELLED KITCHEN



F NEW BATHROOM



F NEW RECEPTION



F NEW CLOAKROOM/TOILET



F INVESTMENT SUMMARY

Investment

PURCHASE PRICE:	£135,000
SDLT & LEGALS:	£6,545
REFURB:	£3,200
TOTAL COSTS:	£144,745
END VALUE:	£165,000
BTL MORTGAGE 80% LTV:	£132,000

Return On Investment

MONEY LEFT IN	£12,745
EQUITY:	£33,000
RENT:	£775
YIELD (on purchase price):	6.8%
ROCE	42.46%
NET MONTHLY CASHFLOW:	£451 PCM

FOR FURTHER INFORMATION:
NATASHA FRIEND | 07772 010596

REEPHAM, ORTON BRIMBLES PETERBOROUGH, PE2 5RT

F PROPERTY SUMMARY

Style:	3-bedroom, 2 storey mid-terrace
Age:	1980's
Schools:	0.1 miles to local primary school (rated: GOOD) 0.5 miles to local secondary school (rated: GOOD)
Location:	2.9 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

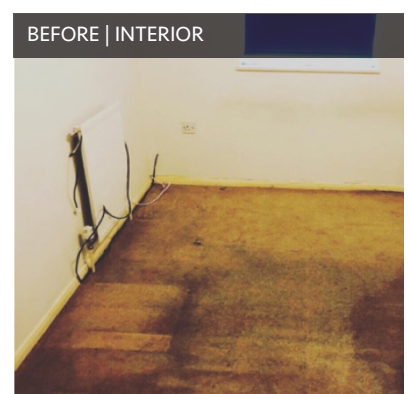
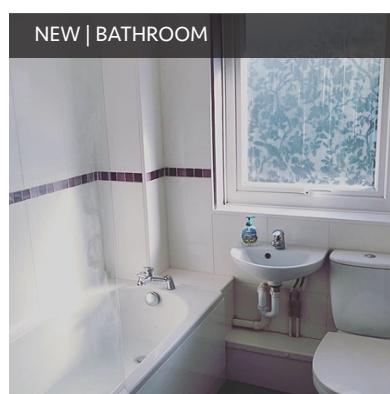
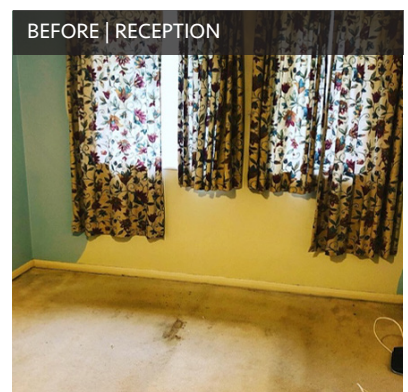
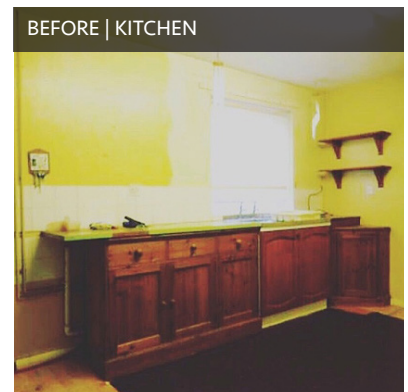
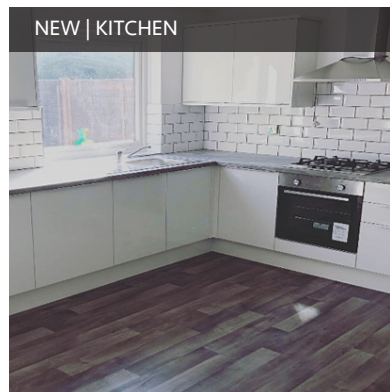
Full cosmetic refurbishment including fully decorated throughout, new carpets and flooring, and new kitchen. Refurbishment was completed in 8 days.

Total cost **£3,200**

F REVALUATION

Revaluation post refurbishment:

Revaluation **£165,000**



FOR FURTHER INFORMATION:
NATASHA FRIEND | 07772 010596