

FOR FURTHER INFORMATION:
 NATASHA FRIEND | 07772 010596

WINYATES, ORTON GOLDHAY PETERBOROUGH, PE2 5RX

F RE-MODELLED EXTERIOR



F NEW KITCHEN



F NEW GARDEN AND FENCING



F INVESTMENT SUMMARY

Investment

PURCHASE PRICE:	£115,000
SDLT & LEGALS:	£5,745
REFURB:	£9,000
TOTAL COSTS:	£129,745
END VALUE:	£155,000
BTL MORTGAGE 80% LTV:	£124,000

Return On Investment

MONEY LEFT IN	£5,745
EQUITY:	£31,000
RENT:	£750
YIELD (on purchase price):	7.8%
ROCE	29.03%
NET MONTHLY CASHFLOW:	£448 PCM

FOR FURTHER INFORMATION:
 NATASHA FRIEND | 07772 010596

WINYATES, ORTON GOLDHAY PETERBOROUGH, PE2 5RX

F PROPERTY SUMMARY

Style: 3-bedroom, 2 storey mid terraced

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.
 On a direct bus route to Peterborough city centre.

Demand: High demand for rental properties in this area.

F REFURBISHMENT SUMMARY

Full cosmetic refurbishment including new boiler and heating system, fully re-plastered throughout, decorated, new carpets and flooring, and new kitchen.

Total cost £9,000

F REVALUATION

Revaluation post refurbishment:

Revaluation £155,000

NEW | EXTERIOR



BEFORE | EXTERIOR



NEW | BATHROOM



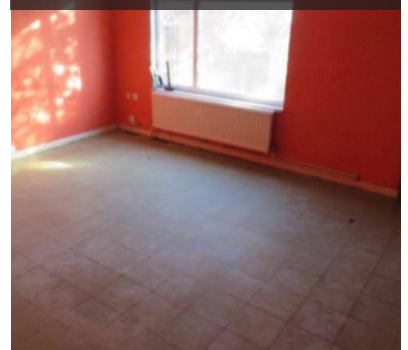
BEFORE | KITCHEN



NEW | INTERIOR



BEFORE | INTERIOR



FOR FURTHER INFORMATION:
 NATASHA FRIEND | 07772 010596