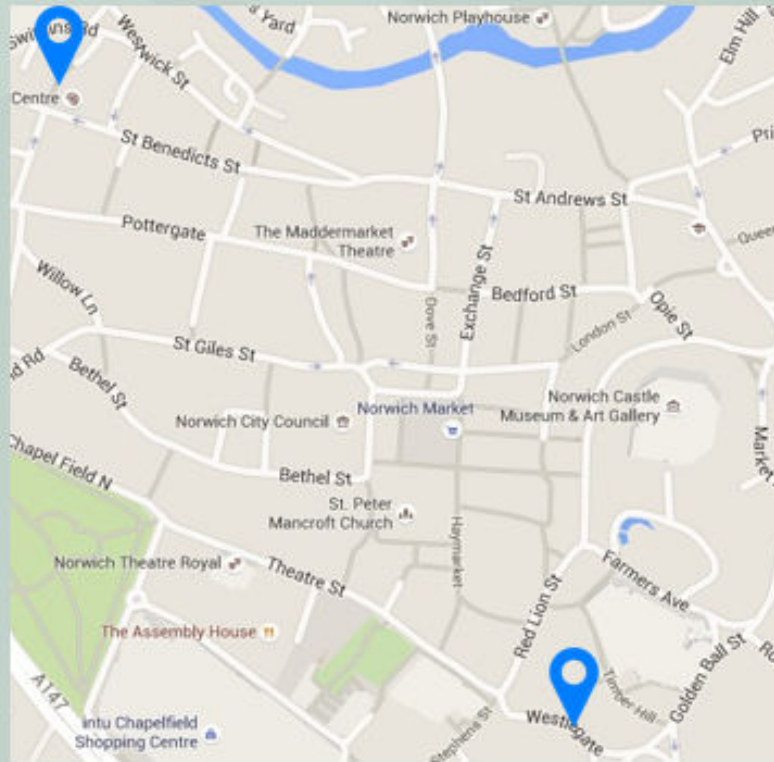
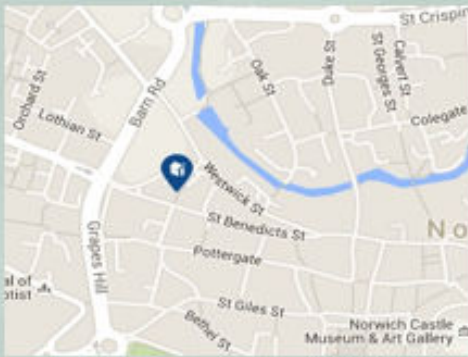


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Prospective finish



St Benedicts Street - Commercial Conversion for 4 Flats

Purchase Figures

Purchase price	-	£360,000
Investment required	-	£105,000

Finance Exit

Mortgage amount	-	£420,210 (incl fee's added)
Mortgage Product	-	4.65%+ <u>libor</u>
Monthly repayment	-	£1,840.90
Repayment method	-	Interest Only

Fee's & Cost

Upfront fee'	-	£1,333
Stamp	-	£10,800
Other costs	-	£11,000
Refurbishment	-	£81,867
Total Investment	-	£105,000

The Investment

Money In	-	£105,000
Gross rent	-	£65,000
Net Monthly ROI post 50/50-		£1,462
ROI % post 50/50 on MLI	-	34.4%pa

Exit & Goal

Refinance val	-	£650,000
Gross loan	-	£414,000
Net release	-	£51,000
Goal	-	hold

GDV	-	£650,000
Gross return	-	£414,000
Investment repaid	-	£105,000
Money left in	-	£51,000