



# NO LOSS PROPERTIES

Scunthorpe project





# AQUISITION RESEARH NOTES

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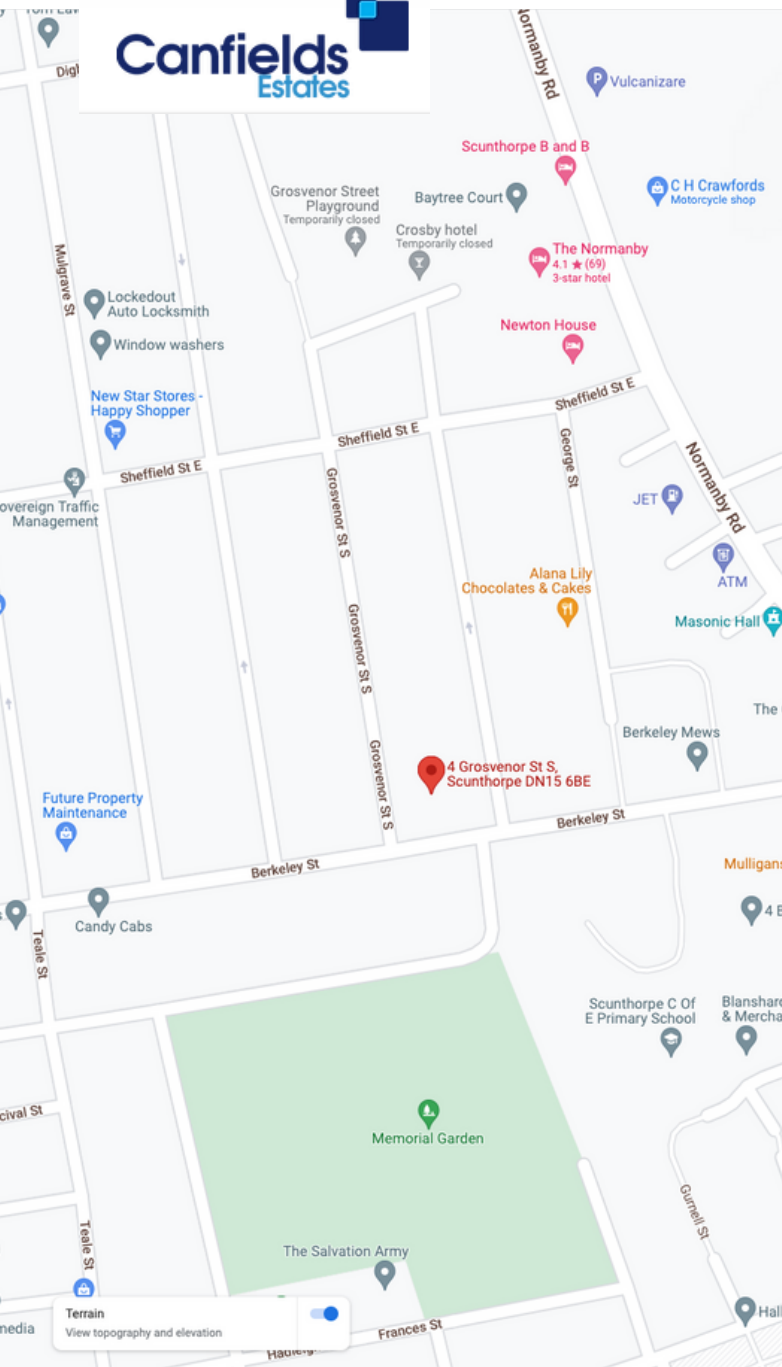
- Fully tenanted (CASH OR BRIDGE ONLY)
- Good condition
- EPC C
- 6 Large bedrooms
- 2 Bathrooms
- Mid-terraced house
- Large Plot Size 168 square meters
- Management agent already in place
- up to 36% Gross Yield

# BRIDGE FINANCE OPTION

Overview of Property		£				
End Value of property	115,000			Property Type	Terrace	Freehold
Purchase price of property	115,000					
Purchase price margin		0%			Discount	
Estimated monthly rent	2,250					
Mortgage Details						
Loan to value mortgage		75%		86,250	Mortgage amount	
Mortgage Interest rate		3%		28,750	Deposit	
Acquisition Cost						
Bridging interest @2%	0					
Deposit Cash	28,750					
Stamp Duty 3%	3,450					
Legal fees	900					
Mortgage Broker fees	1500					
Refurbishment/Contingency	6,000					
Furnishing	0					
Tenant find fee	0					
Valuation	700					
Admin fees	0					
<b>Total Acquisition Cost</b>	<b>41,300</b>					
Rent Strategy						
Rent	2,250					
Mortgage	-253.13					
Energy & water & Council Tax	-450					
Letting & Management Fee	-270					
Building Insurance	-11.25					
<b>Gross Cash Flow (Before Tax)</b>	<b>1,266</b>					
Return on Cash		36.77%				
Reselling strategy						
Reselling price	135,000					
Legal fees	-1,200					
Mortgage	-86,250					
Acquisition Cost	-41,300					
<b>Gross Cash Flow (Before Tax)</b>	<b>6,250</b>					
Return on Cash		15.13%				

# CASH FINANCE OPTION

Overview of Property		£				
End Value of property	115,000			Property Type	Terrace	Freehold
Purchase price of property	115,000					
Purchase price margin		0%			Discount	
Estimated monthly rent	2,250					
<b>Acquisition Cost</b>						
Deposit Cash	115,000					
Stamp Duty 3%	3,450					
Legal fees	900					
Refurbishment/Contingency	6,000					
Furnishing	0					
Tenant find fee	0					
Valuation	700					
Admin fees	0					
Service fee	0.00					
<b>Total Acquisition Cost</b>	<b>126,050</b>					
<b>Rent Strategy</b>						
Rent	2,250					
Energy & water & Council Tax	-450					
Letting & Management Fee	-270					
Building Insurance	-11.25					
<b>Gross Cash Flow (Before Tax)</b>	<b>1,519</b>					
Return on Cash		14.46%				
<b>Reselling strategy</b>						
Reselling price	135,000					
Legal fees	-1,200					
Acquisition Cost	-126,050					
<b>Gross Cash Flow (Before Tax)</b>	<b>7,750</b>					
Return on Cash		6.15%				



# PROPERTY DETAILS

Type of Home	Terraced House
Tenure	Freehold
Sale History	28/04/2019 - £93,750 20/12/2013 - £90,000
Title Number	(168Sq.M )-Freehold -Privately Owned
Listed Building	No
Number of Bedrooms	5+
Internal Area	1,604 Sq.Ft. (149 Sq.M.)
Plot/Land Area	0.04 Acres (168.00 Sq.M.)
Broadband Connectivity	Ultrafast
Mobile Coverage	4G voice & data
EPC rating	(2015) 73(C) Potential 84 (B)
Conservation area	N/A
Flood Risk	None
Concil Tax Band	A (£1,249 p/yr)
Borough	North Lincolnshire
Planing Permission Applications	0
Planning Potential	Low
Similar Properties on the Street	70

# PROPERTY RENOVATION



**BEFORE**



**AFTER**

# PROPERTY RENOVATION



**BEFORE**



**AFTER**

# PROPERTY RENOVATION



**BEFORE**



**AFTER**



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# PROPERTY RENOVATION

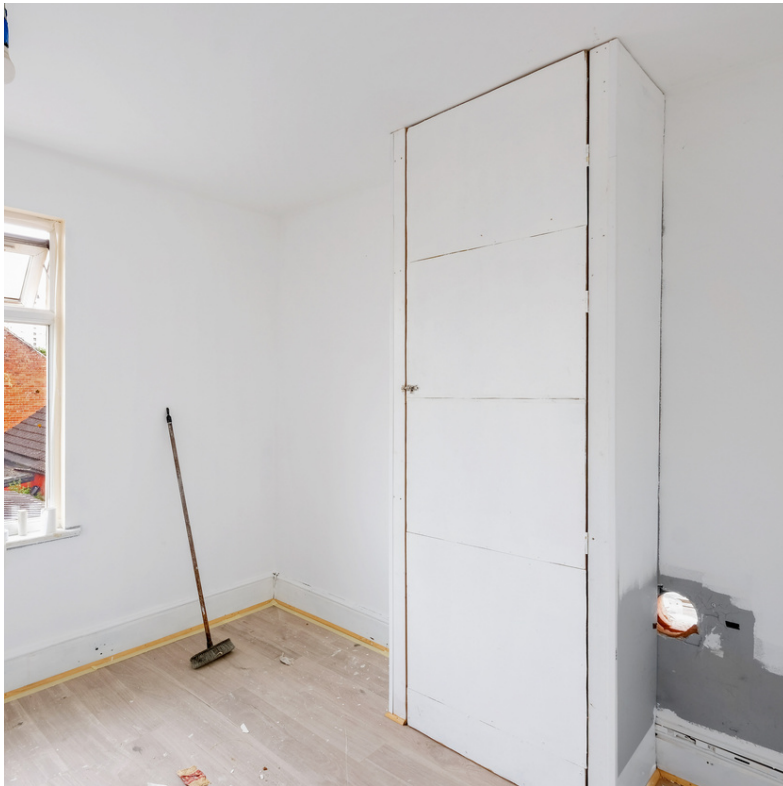


**BEFORE**



**AFTER**

# PROPERTY RENOVATION



**BEFORE**

**AFTER**

# PROPERTY RENOVATION



**BEFORE**



**AFTER**

# PROPERTIES IN THE AREA



£210,000

### 5 bedroom terraced house for sale

Whimbrel Chase, Bottesford, Scunthorpe, North Lincolnshire, DN16

- DECEPTIVELY SPACIOUS, WELL PRESENTED FAMILY HOME
- FIVE GOOD SIZED BEDROOMS & 3 x BATHROOMS

5 3

DDM  
RESIDENTIAL

Marketed by DDM Residential -  
Scunthorpe

OnTheMarket < 14 days

01724 377889

Email agent



£99,950

### 3 bedroom terraced house for sale

Grosvenor Street, Scunthorpe

- NO CHAIN
- REFURBISHED TO A HIGH STANDARD

3 1

paul fox  
ESTATE AGENTS

Marketed by Paul Fox Estate  
Agents - Scunthorpe

OnTheMarket < 14 days

01724 377886

Email agent

# COMPANY SERVICES

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**FINDING A PROPERTY  
TO INVEST**



**REFURBISHING TO  
ADD A VALUE**



**RESELLING TO  
GET RETURN**

A professional business meeting scene. In the foreground, a hand holds a silver pen pointing at a document with various charts and graphs. The document includes a pie chart titled 'QUARTER' with segments for 'Town home' (15%), 'Condo' (17%), and 'House for rent' (68%). There are also bar charts for 'TOWN HOME', 'CONDO', and 'APARTMENT'. In the background, two men in white shirts and ties are visible; one is holding a gold smartphone. A blue banner with the text 'THANK YOU' is overlaid across the middle of the image.

# THANK YOU