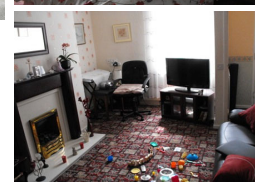
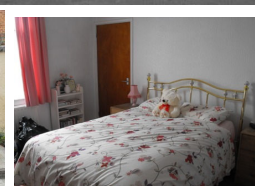


Property for sale

Bessemer Street FERRYHILL DL14 8NJ

2 Bed Terrace



Assessment of Value

£35,000 (Valuation Dated June 2009)

Purchase Price

£25,000

29% Discount

Mortgage

£17,500

Example interest Rate
Arrangement Fee

4.99% Variable
£350

Monthly Rent
Monthly Mortgage Payment
Monthly Surplus

£368
£74
£294 £

3,525 per annum

DEPOSIT PAYABLE NOW

£ 3,997 refundable less any costs paid if the transaction does not complete.

Cash committed (deposit)
Building Works
Estimated valuation
Estimated Solicitors/Disbrsmnts
Finders Fee
Estimated Mortgage Brokerage
TOTAL COSTS

£7,500
£0
£235
£976
£3,997
£495
£13,203

Cashflow £294 per month
29% discount
44% Rental Yield on Capital Employed

Required on Completion

£ 9,206

Assuming No Change in Value - remortgage at 75% after one year

75% Remortgage Amount **£26,250**
Cash Back **£8,400**

NET CASH COMMITTED £4,803 After one year

Gross Rent **£368**
Estimated Rental Management **£44**
Estimated Insurance **£15**
6% Mortgage **£131**
Net Return **£178**

Rent Yield on Initial Cash

27% after mortgage, insurance and rental management

Post refinancing

Rent Yield on Cash Committed

44% after mortgage, insurance and rental management