



## 51 Brookdale Road, L15

### Why buy?

4 bed in A4 area. Scope to increase rental with some tweaks to quality (budget £5000).

### Headline Figures?

Asking Price:	£175000
Expect Annual Rent	£16205
Gross Yield:	9.26%
Net Monthly Income:	£458

### What are my costs?

Deposit	£43750
Legals	£800
Stamp Duty on Purchase Price	£6250 <i>(note: Stamp duty has been calculated on the personal rate of 3% up to £125,000)</i>
Valuation Fee	£500
Sourcing Fee	£3000
Recommended Refurbishment	£5000 <i>Refurb includes £5000 for decorative work and retile bathroom and kitchen</i>

The above costs total £59300

### What is my income?

Gross Rent                      £1350    *Based on a weekly rent of £85 over 4 bedrooms, calculated over a 4.3333 week to month calculation over 11 months*

**Minus:**

Utility Bills (est)	£204	<i>Based on approx £9.50 per tenant per week plus £45 for broadband</i>
Management	£162	<i>Based on a rate of 10% + VAT</i>
Mortgage	£498	<i>Based on a rate of 4.50%</i>
Insurance	£17	
Certificates per month	£11	<i>This includes gas annually, Elec certs every 5 years, epc every 10 years and PAT test every year.</i>
License cost per month	£	

**Net Income per month**

Net Income	£458
ROI	9.27% based on total cash in of £59300 and annual net income of £5496

# Disclaimer

These figures are presented for illustrative purposes only. They do not form any part of a contract and should not be relied upon. Prospective buyers should do their own due diligence including refurbishment, comparables and stamp or other calculations. Neither Topproperty Services or it's agents are responsible for any use of this information.

