



Property Details

Post Code:	DN2, Doncaster
Bedrooms:	4
Reception rooms:	1
Type of property:	Semi Detached
Reason for sale:	Repossession
Sale required:	Immediately
Property condition:	5,300 (Refurbishment Required)
Current market value:	115,000

Actual Purchase Price:

77,500

Discount:	32,200 (37,500 - 5,300)
Discount %:	28%

Total buying costs

Note: Costs based on using a The Mortgage Works (TMW) 18 month tracker mortgage product, 70% LTV & 3.99% interest rate

	<u>PPI Costs</u>	<u>Standard Costs</u>
Mortgage Value @ 70% of Market valuation price	80,500	80,500
Deposit	-3,000	37,950
Refurbishment*	5,300	5,300
3rd Party & funding costs	800	-
Solicitor	750	750
Mortgage Broker	300	300
Valuation (TMW fee)	355	355
Arrangement fee @ 3% (TMW fee can be added to the loan value)	0	-
Finders Fee	3,995	-
TOTAL COSTS	8,500	44,655

*The Refurbishment cost had to be outlaid initially but shall be covered by the second advancement of the TMW loan.

Rental Information

Yield (based on £650/month):	10.06%
Monthly Mortgage cost :	267.66
Monthly Rent:	650
Gross Monthly Profit:	382.34