



Property Details

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|-----------------------|----------------|
| Post Code: | DN5, Doncaster |
| Bedrooms: | 2 |
| Reception rooms: | 1 |
| Type of property: | Mid Terrace |
| Reason for sale: | Relocating |
| Sale required: | Immediately |
| Property condition: | Average |
| Current market value: | 65,000 |

| | |
|-------------------------------|---------------|
| Actual Purchase Price: | 50,000 |
| Discount: | 15,000 |
| Discount %: | 23.1% |

Total buying costs

Note: Costs based on using a Birmingham Midshires 2 year tracker mortgage product

| | <u>PPI Costs</u> | <u>Standard Costs</u> |
|--|------------------|-----------------------|
| Mortgage Value @ 75% of Market valuation price | 48,750 | 48,750 |
| Deposit | 1,250 | 16,250 |
| 3rd Party & funding costs | 800 | - |
| Solicitor | 750 | 750 |
| Mortgage Broker | 300 | 300 |
| Valuation (BM fee) | 355 | 355 |
| Arrangement fee @ 3% (BM fee can be added to the loan value) | - | - |
| Finders Fee | 3,995 | - |
| TOTAL COSTS | 7,450 | 17,655 |

Rental Information

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|------------------------------|---------------|
| Yield (based on £412/month): | 9.9% |
| Monthly Mortgage cost : | 190.94 |
| Monthly Rent: | 412.00 |
| Gross Monthly Profit: | 221.06 |