



Property Details

Post Code:	S73, Sheffield
Bedrooms:	3
Reception rooms:	2
Type of property:	Mid Terrace
Outstanding mortgage:	0
Reason for sale:	Relocating
Sale required:	2 to 4 weeks
Other SECURED debts:	0
Property condition:	Good
Current market value:	67,000

Actual Purchase Price:	50,000
Discount:	17,000
Discount %:	25.4%

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	50,250	50,250
Deposit	-250	16,750
3rd Party & funding costs	1,500	-
Solicitor	750	750
Mortgage Broker	300	300
Valuation (BM fee)	355	355
Arrangement fee @ 3% (BM fee can be added to loan value)	-	-
Finders Fee	3,995	-
TOTAL COSTS	6,650	18,155

Rental Information

Yield (based on £420/month):	10.2%
Monthly Mortgage cost :	196.81
Monthly Rent:	420.00
Gross Monthly Profit:	228.19