



Property Insights:

This is a 2-bed flat in Cambridge located within a 20-minute walk from city centre. The property has a corporate tenant, which is in the student / university sector. **Investor will get monthly cashflow from Day 1.**

RENT-TO-RENT OPPORTUNITY IN CAMBRIDGE

Deal Highlights

- Invest £18,000
- 3-Year Term
- Monthly rent £850
- 3-year Gain £12,100
- £30,600 Net Profit
- **65.40% ROI**



WHAT ARE YOU INVESTING IN?



Rent-to-rent agreement



2-bed flat



1 bathroom

DESCRIPTION

- Rent-to-rent agreement
- 3-year term
- Tenanted
- Incoming investor will **generate income from Day 1**
- Rent from corporate tenant £2,500 pcm
- Fixed Management Fee = £150 / month
- Running expenses = £1,500 / month
- **£850 Net monthly income to investor from Day 1**

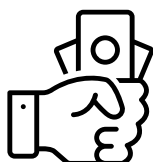
$$\begin{array}{ccccc} \text{£850} & \times & 36 & = & \text{£30,600} \\ \text{Monthly Rent} & & \text{Months} & & \text{Net Income After 3 Years} \end{array}$$





ABOUT THE PROPERTY

These are 5 x 1-bed flats. The properties currently have corporate tenant (rent to rent operator) which is in the student / university sector. Should the corporate tenant leave, we have a waiting list of long term tenants including corporate tenants that require these types of houses. This means that the incoming investor be operating in funds from day 1

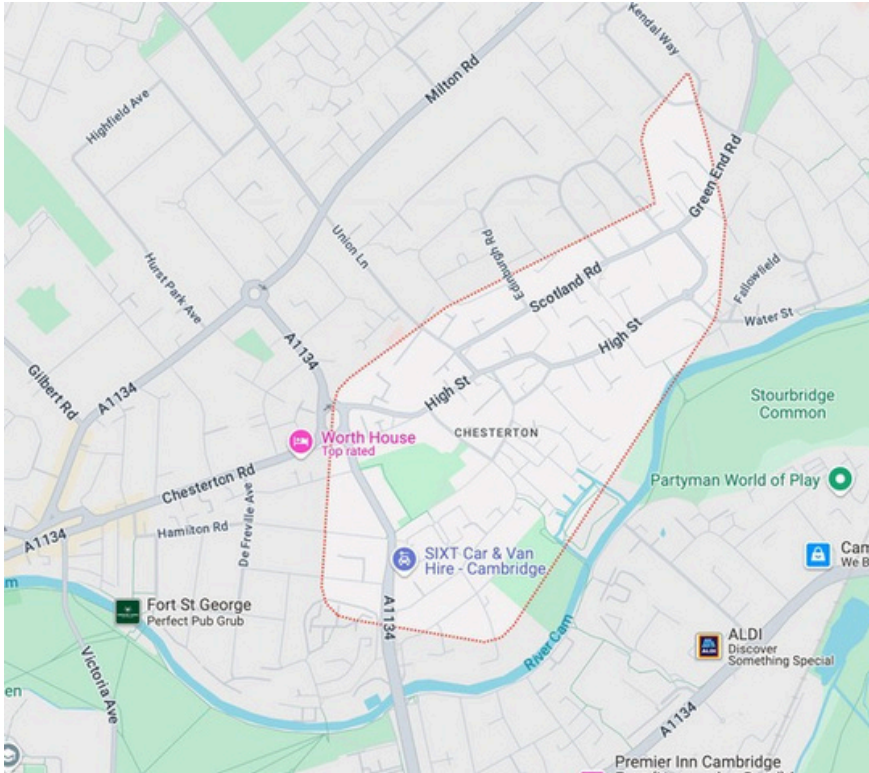


FEES

- An exclusive off-market deal with a long-term tenant in place
- The Managing company will be hosting the tenancy contract but will assign the benefit of 3 years contract to an investor
- Full SA set up: interior design, kitchen and cleaning set up, staging, photography. **Note:** Does not include ownership of furniture.
- Corporate tenant
- Full management service at £150/month fixed fee for this current corporate tenant



LOCATION



CALL US NOW: +441615540150

Disclaimer: 1. No Legal or Financial Advice: The information provided including but not limited to property brochures, market analysis, and investment advice, is for general informational purposes only. It does not constitute legal, financial, or professional advice. 2. Accuracy of Information: While we strive to provide accurate and up-to-date information, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy and reliability. You acknowledge that any reliance you place on such information is strictly at your own risk. 3. Limitation of Liability: To the fullest extent permitted by law, FPC shall not be liable for any direct, indirect, incidental, special, consequential, or punitive damages arising out of or in connection with your use of our services or reliance on the information provided. 4. Indemnification: You agree to indemnify and hold harmless FPC, its directors, officers, employees, agents, and affiliates from any claims, liabilities, damages, losses, costs, or expenses (including legal fees) arising out of or in connection with your use of our services or any breach of these terms and conditions. 5. Changes to Disclaimer: We reserve the right to modify or update this disclaimer. By continuing to use our services after any such changes, you accept and agree to be bound by the revised disclaimer. 6. Governing Law: This disclaimer shall be governed by and construed in accordance with the laws of England and Wales. Any disputes shall be subject to the exclusive jurisdiction of the courts of England and Wales. By using our services, you acknowledge that you have read, understood, and agreed to be bound by this disclaimer. If you do not agree to any part of this disclaimer, you must not use our services.

