



Finnigan-McNeill
PROPERTY GROUP

Sourcing Service

Please find details of our latest sourcing service offer.

| | |
|---------------------|-----------|
| Listing Price: | 58500 |
| Number of Bedrooms: | 2 + Attic |
| Monthly Rental: | 450 |
| Potential ROI: | 19.00% |

Description:

I am in discussion with an existing landlord to renovate their property and then sell it onwards as a turn-key packaged property. This would therefore come with all white goods included, gas safety checks, electrical safety checks and 12 months free management. The property would be sold with a vetted sitting tenant that we have interviewed and reviewed.

This property would be available at the **end of this summer**.

Current Image Link:

https://www.dropbox.com/sh/cbm1I4cjo88y4o6/AAD_GoU8NhwZjBLoqhInQEKda?dl=0

Breakdown of Numbers:

| | |
|-----------------------------|---------------|
| Mortgage Purchase | |
| Purchase Price | 58,500 |
| 25% Deposit | 14,625 |
| Potential Renovation | 0 |
| Stamp Duty | 1,755 |
| Mortgage Broker | 500 |
| Purchase Solicitor | 1,000 |
| Valuation Fee | 400 |
| Sourcing Fee | 995 |
| Total Purchase Cost | 19,275 |
| Rental Target | 450 |
| Management Fee | 0 |
| Insurance | 20 |
| Mortgage Payment | 128 |
| Total Monthly Income | 302 |
| ROI | 19 |

Disclaimer

Whilst we do try our hardest to give accurate figures there will be occasions where costs are higher, or values lower. We would expect any purchases to conduct their own due diligence before committing to any purchase. Target revaluations and rental amounts are taken from current market conditions. We cannot take responsibility for valuations conducted by lenders if they are lower than the figures that we have estimated. We will always give figures that we believe are achievable with the current market conditions. Renovation figures are again estimates. All purchases are completed at the buyers own risk.