

# Buy | Refurbish | Refinance & Repeat – sample deal cycle

[www.ThePropertySmith.co.uk](http://www.ThePropertySmith.co.uk) Tees Valley property investment guidance

## Buy, Refurb, Refinance Pt1

Strategy Consultation, sourcing, case progression, refurb management & tenanting – High return on capital

Key Numbers: End Terrace Middlesbrough

£85K Purchase Price

Buying costs: Deposit £21.25k, £7900 buying fees including sourcing fee, £12k refurb.

Total Capital: £41.15k

Mortgage: £63.75k

## Buy, Refurb, Refinance Pt2

Revalued at £123k

New mortgage: £92.25k

New mortgage pays off old mortgage = £28.5k equity out of the deal. Therefore only £12.65k left in total capital.

Rent: £625pcm

Return on Capital (R.O.C.E) = 23.3%

PLUS: £28.5K to put into next deal. PLUS: Capital Growth. PLUS: Rental Growth

**REPEAT**

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Take ACTION with ThePropertySmith

Book a FREE 20 minute consultation now.

We believe that NOW is the best time to invest in property and especially in the Tees Valley region!

Due to high demand we only take on a limited number of new clients to ensure the utmost focus and value for the people we work with – your ongoing service and support is paramount to us.



Book a strategy call:

Call / Text Ian: 07931175369

Email Ian: [ian@thestrategysmith.com](mailto:ian@thestrategysmith.com)

Visit: [www.ThePropertySmith.co.uk](http://www.ThePropertySmith.co.uk)

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