

Single Let
24 Cherry Close
Hardwicke

Case Study

Previous Project



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PROPERTY OVERVIEW - BEFORE

This 1 Bedroom ground floor property in the Hardwicke area of Gloucester briefly comprises; Entrance, Lounge, Double Bedroom, Fitted Kitchen, Modern Shower Room. Parking & Enclosed Gardens.

Description of Works

New Bathroom install

New Kitchen

New flooring throughout

Redecoration

Garden Tidy

Rewire & Plumbing



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PROPERTY OVERVIEW – BEFORE (CONT)

Bedroom



Bathroom



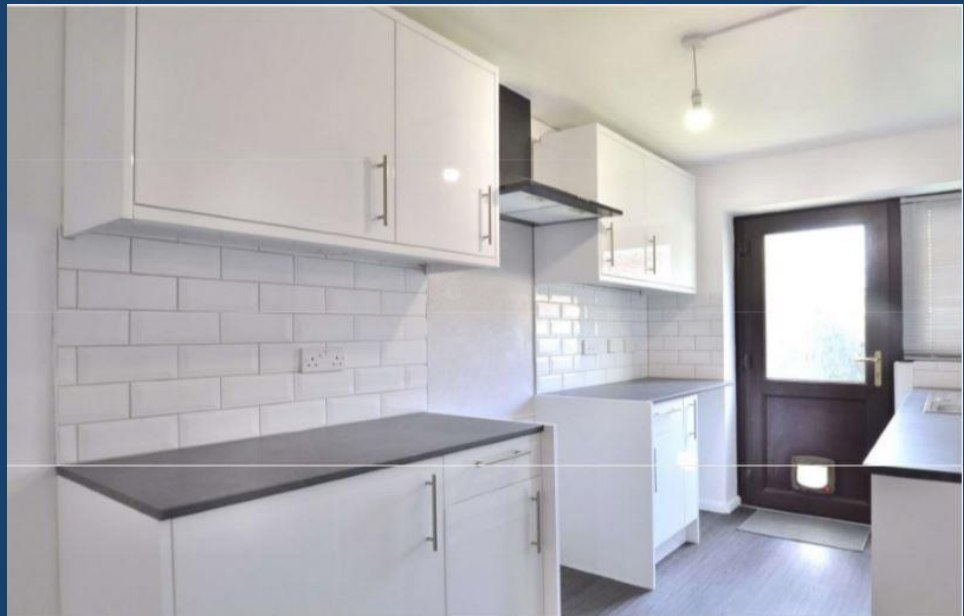
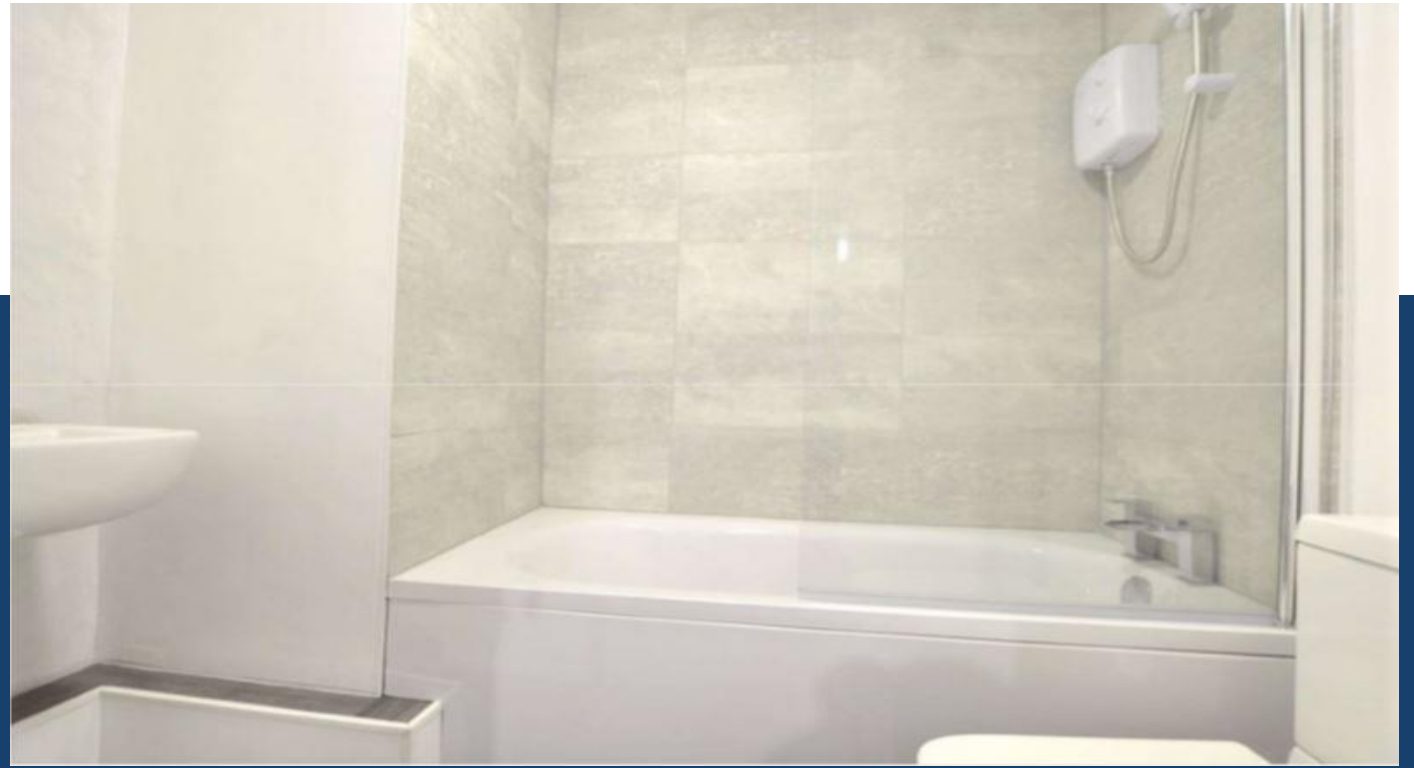
PROPERTY OVERVIEW – BEFORE (CONT)

Bedroom



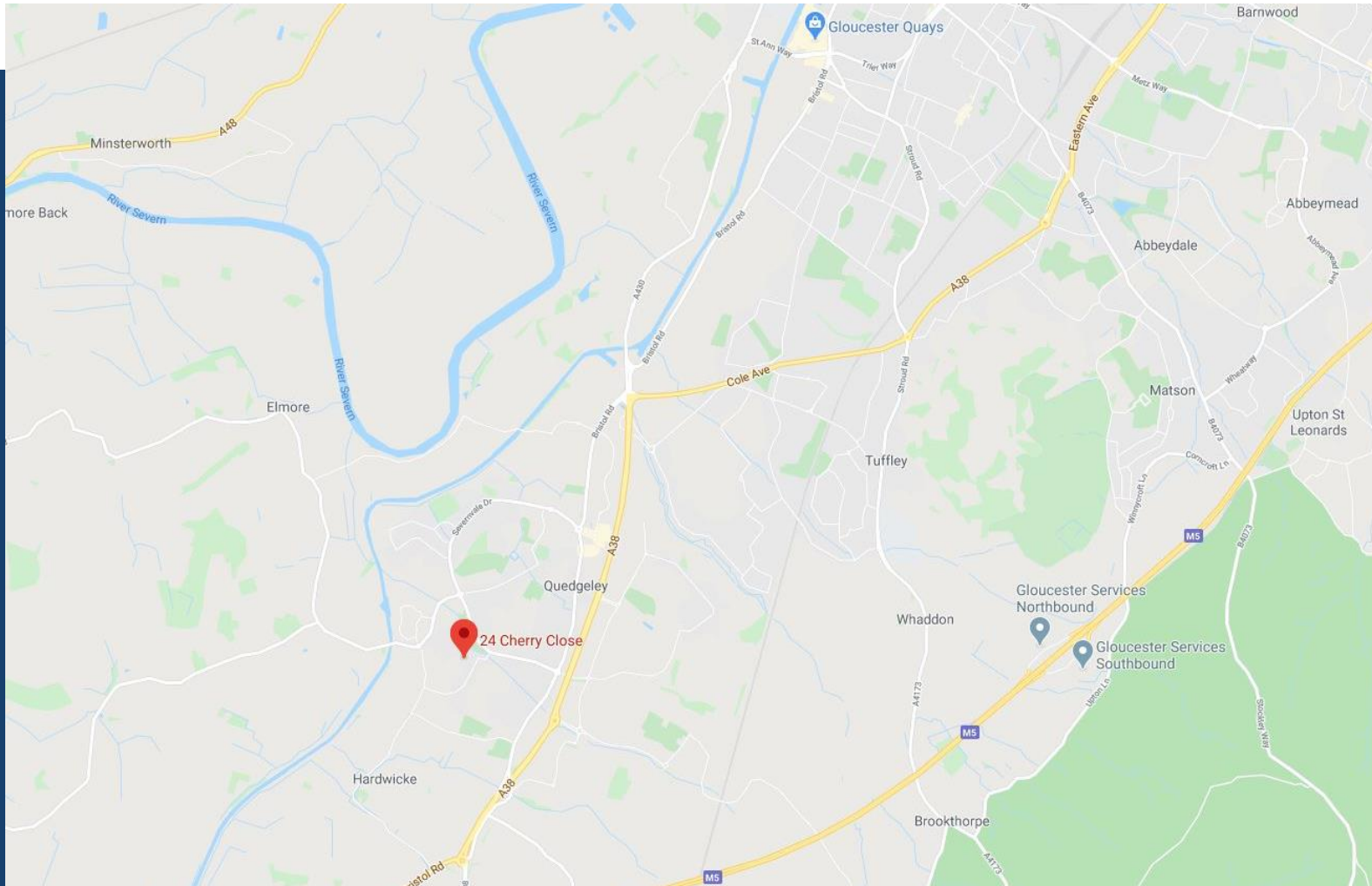
Bathroom





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LOCATION



Location

The property is situated in the suburbs of the city of Gloucester

The train station is 3.89 miles.

Location Highlights

On commuter belt to Bristol & Cardiff.



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THE NUMBERS

24 Cherry Close

Type	Single Let	Estimated Value After Refurbishment	£110,000.00	Estimated DUV
Number Bedrooms	1	Gross Developmental Value	£22,831.00	
		New Mortgage at 75%	£82,500.00	75%
Purchase Price	£76,000.00	New Mortgage fees	£925.00	
Stamp Duty	£2,280.00	Purchase Mortgage	£82,500.00	
Legal Fees	£1,014.00			
Refurbishment	£6,500.00			
Product Fee	£925.00	Funds left in	-£4,669.00	
Furniture	£0.00	True NDM Deal?	No	
Project Management Fee	£0.00	Months to all money out	13.24	
Council Tax	£0.00			
Water	£0.00	Monthly Rent achieved	£650.00	
Electricity	£0.00	Monthly Mortgage Interest	£227.00	
EPC	£60.00	Montly Management fees	£71.50	11%
Structural Survey	£390.00	Other monthly costs	£40.67	
White Goods Appliances	£0.00	Total monthly costs	£339.17	
Fixed Wiring Test Certificate	£0.00	Total annual costs	£4,070.00	
Gas Certificate	£0.00			
Legionella Test	£0.00	Total monthly cash flow	£310.83	
Agency Set up fee	£0.00	Total annual cash flow	£3,730.00	
PAT testing	£0.00			
Total Required	£87,169.00	ROI based on Capital input	30.47%	

Results

Valued for Sale at 110,000k

Rental value - £550

Rental achieved - £650



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DISCLAIMER

Monthly mortgage is an example and we advise you speak to your mortgage advisor.
E&OE

These figures are only for guidance. Due to property being a fluid investment these figures are subject to change. Please carry out your own due diligence.

This document is for distribution to high net worth, sophisticated investors, companies, friends and family. It is not for public promotion and our investment opportunities are not to be regarded as an FCA approved regulated investment.



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Vicarage
— P r o p e r t y —

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Or any other property with Vicarage Property**

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