



Mansfield Apartments

25% BMV

Purchase Process

Market Value	£80,000
Purchase Price	£60,000
Maximum Mortgage*	£60,000
<i>Instant Equity</i>	£20,000
Legal Fees	PAID
Bridging Fee	PAID
Valuation Fee	PAID
Reservation fee	PAID
<i>Your Input</i>	£3,995

Rental Returns

Open Market Rental	£425	per month
Anticipated Mortgage Payments	£150	per month*
Service Charges & Ground Rent	£63	per month
Management Fees - (optional)	£50	per month**
<i>Positive Cash Flow</i>	£162	per month
<i>Net Return on Cash Invested</i>	48.66%	

Exit Strategy

Sell at 10% Above Current RICS Value	£88,000
Profit of	£24,005
<i>Return on Investment</i>	601%
Sell at Current RICS Value	£80,000
Profit of	£16,005
<i>Return on Investment</i>	401%
Sell at 10% Below Current RICS Value	£72,000
Profit of	£8,005
<i>Return on Investment</i>	200%

All figures provided are for illustrative purposes only and cannot be relied upon as fact

*mortgage payments are based upon an interest only 75% LTV Res Mortgage at 3%. Please note that this is subject to status and rates can be withdrawn at anytime

** These management fees only apply if you use a professional letting company to manage the property