



420 BAYARD APARTMENTS

PETERBOROUGH

PE1 1RT

A LEASEHOLD TWO BEDROOM APARTMENT



SUMMARY

TENURE: LEASEHOLD WITH A C 998 YEAR LEASE

SERVICE CHARGE: C £1047 PER ANNUM

GROUND RENT: C £212 PER ANNUM

TYPE : 2 BEDROOM APARTMENT ON THE THIRD FLOOR

PRICE : £215,000

ANNUAL RENTAL INCOME OF £14,700

THE APARTMENT COMES WITH A SECURE UNDERGROUND CAR PARKING SPACE

A GROSS YIELD ON ACQUISITION OF : 6.83 %

EPC D (57)



C 50 MINUTES TO LONDON KINGS CROSS BY TRAIN FROM PETERBOROUGH TRAIN STATION

C 0.38 MILES FROM PETERBOROUGH TRAIN STATION

C 30 MILES FROM CAMBRIDGE AIRPORT AND C 48 MILES FROM LONDON LUTON AIRPORT

C 0.41 MILES FROM THE KINGS SCHOOL - PRIMARY, SECONDARY & COLLEGE



INVESTMENT PERFORMANCE

5.73 %

6.83%

£69k

NET RETURN ON CASH

YIELD ON ERV

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £215,000, RENTAL OF £1225 PER MONTH, STAMP DUTY £6450 , LEGAL COSTS OF £1000, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79% INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £222,650 : MORTGAGE £161,250
CASH INVESTMENT £69,050

MORTGAGE

INTEREST ONLY PAYMENT OF £644 PER MONTH, OR £7724 PER ANNUM

RENT

GROSS RENT OF £1225 PER MONTH, OR £14700 PER ANNUM.
NET RENT OF £11,677 NET RENT AFTER FINANCE/MORTGAGE PAYMENTS OF £7724 (ABOVE) IS £3953

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 3953 / 69050
5.73 %
THE EQUIVALENT OF A 5.73 % NET RETURN PER YEAR ON CASH INVESTED

2024 TO 2028 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 22.8 % FROM 2024-2028 & A COMPOUNDED RENTAL INCREASE OF 18.1% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£22,243

TOTAL CAPITAL GROWTH

£49,047

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£71,290

% RETURN ON INITIAL CASH INVESTMENT

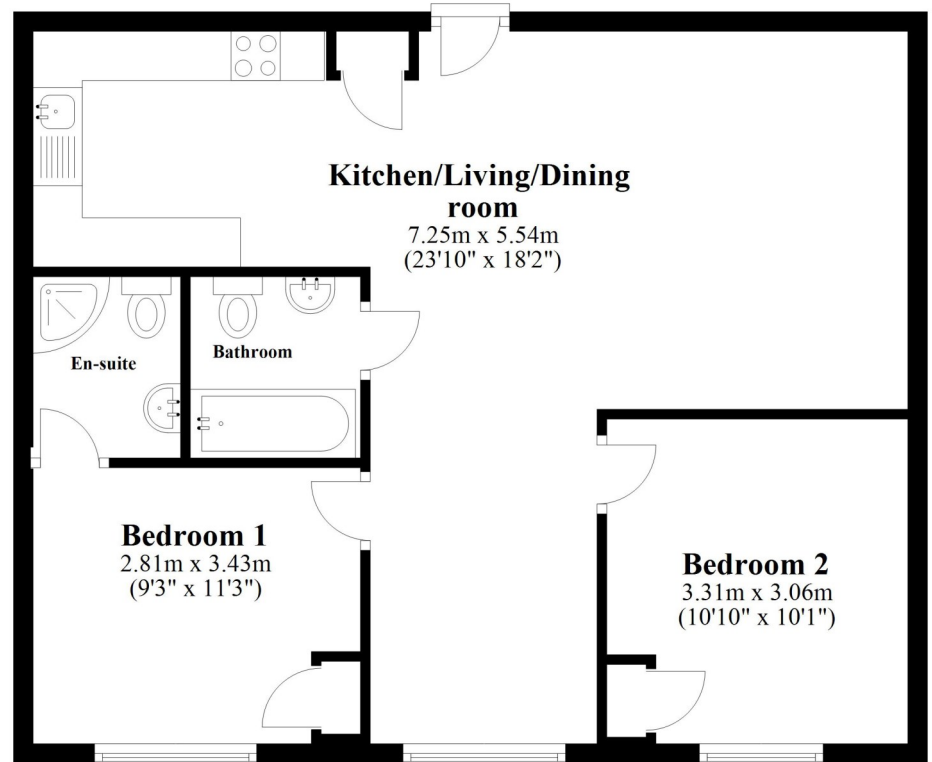
103 %

AVERAGE RETURN PER YEAR

26 %

INVESTMENT NOTICE

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