



405 BAYARD APARTMENTS

PETERBOROUGH

PE1 1RT

A LEASEHOLD ONE BEDROOM APARTMENT



SUMMARY

TENURE: LEASEHOLD WITH A C 997 YEAR LEASE

SERVICE CHARGE: C £700 PER ANNUM

GROUND RENT: C £180 PER ANNUM

TYPE : 1 BEDROOM APARTMENT ON THE THIRD FLOOR

PRICE : £169,000

ANNUAL RENTAL INCOME OF £10,200

THE APARTMENT COMES WITH A SECURE UNDERGROUND CAR PARKING SPACE

A GROSS YIELD ON ACQUISITION OF : 6 %

EPC D (61)



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

4.07 %

NET RETURN ON CASH

6%

YIELD ON ERV

£54.7k

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £169,000, RENTAL OF £850 PER MONTH, STAMP DUTY £5070 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.89% INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £175,270 : MORTGAGE £126,750
CASH INVESTMENT £54,790

MORTGAGE

INTEREST ONLY PAYMENT OF £506 PER MONTH, OR £6071 PER ANNUM

RENT

GROSS RENT OF £850 PER MONTH, OR £10,200 PER ANNUM.
NET RENT OF £8300. NET RENT AFTER FINANCE/MORTGAGE PAYMENTS OF £6071 (ABOVE) IS £2228

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: $2228 / 54790$

4.07 %

THE EQUIVALENT OF A 4.07 % NET RETURN PER YEAR ON CASH INVESTED

2024 TO 2027 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 18.5 % FROM 2024-2027 & A COMPOUNDED RENTAL INCREASE OF 18.3% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£12,540

TOTAL CAPITAL GROWTH

£39,332

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£51,872

% RETURN ON INITIAL CASH INVESTMENT

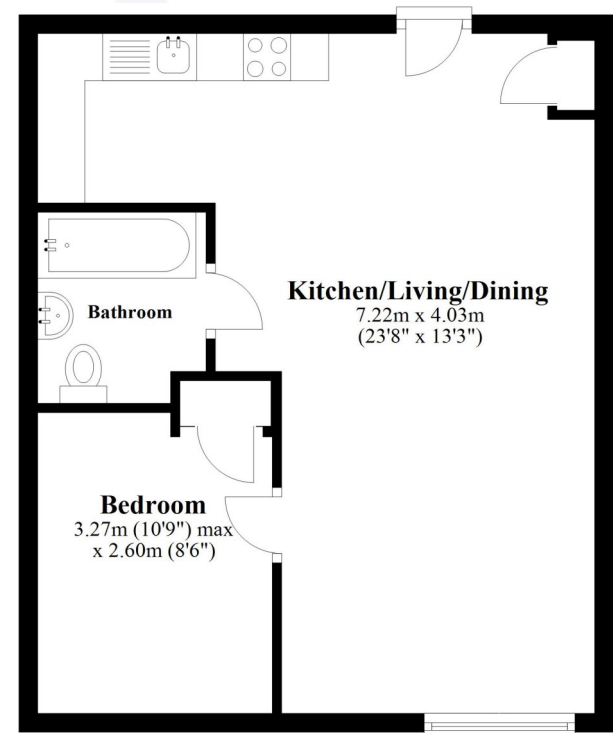
94 %

AVERAGE RETURN PER YEAR

23.6 %

INVESTMENT NOTICE

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