



WATERSMEET
ST. MARYS ISLAND

ME4 3HD

A LEASEHOLD TWO BEDROOM APARTMENT

£215,000



SUMMARY

TENURE: LEASHOLD C (105YEAR LEASE)

SERVICE CHARGE: C £2200 PER ANNUM

GROUND RENT: £150 PER ANNUM

TYPE : 2 BEDROOM APARTMENT

CAR PARKING SPACE

PRICE : £215,000

CURRENT RENTAL INCOME OF £15,000 PA

A GROSS YIELD ON ACQUISITION OF : 6.97 %

EPC B (81)



RIVER VIEWS OVER THE BASIN

CAR PARKING SPACE

C 0.42 MILES FROM ST. MARYS ISLAND CHURCH OF ENGLAND (PRIMARY)

C 0.74 MILES FROM BURNT OAK PRIMARY

C 0.62 MILES FROM MID KENT COLLEGE



INVESTMENT PERFORMANCE

7.13 %

6.97%

£23.4k

NET RETURN ON CASH

YIELD ON ERV

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £215,000 , RENTAL OF £1250 PER MONTH, STAMP DUTY £6450 , LEGAL COSTS OF £1200, 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 £1250 PER MONTH, OR £15,000 PER ANNUM. NET RENT AFTER FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £7724 (ABOVE) IS £3439

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: $4926 / 69,050$

7.13 %

THE EQUIVALENT OF A 7.13 % NET RETURN PER YEAR ON CASH INVESTED

2024 TO 2027 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 16.7 % FROM 2024-2028 & A COMPOUNDED RENTAL INCREASE OF 18.1% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£27,718

TOTAL CAPITAL GROWTH

£45,012

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£72,730

% RETURN ON INITIAL CASH INVESTMENT

105 %

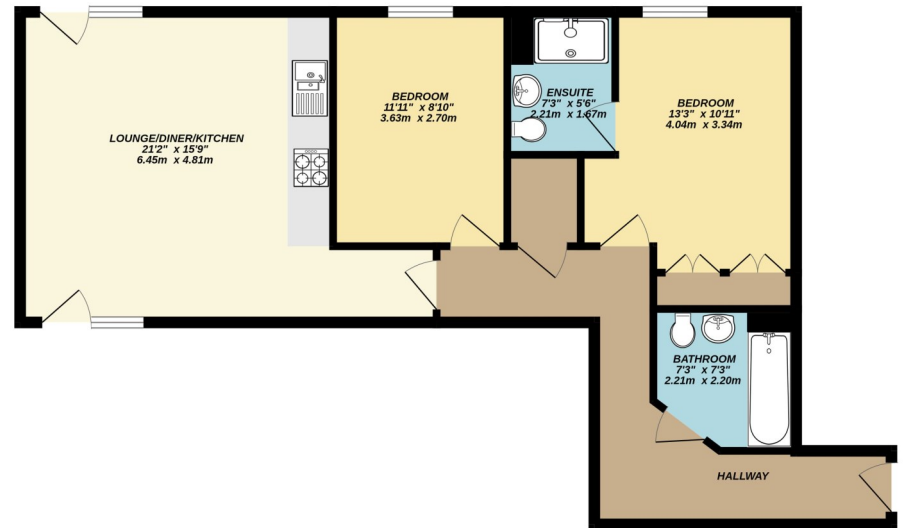
AVERAGE RETURN PER YEAR

21 %

INVESTMENT NOTICE

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TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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