

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

28 Burghley Road
Cambridgeshire
PE1 2QB

PROPERTY DETAILS

28 Burghley Road
Cambridgeshire
PE1 2QB

OFFERS IN EXCESS OF
£158,000

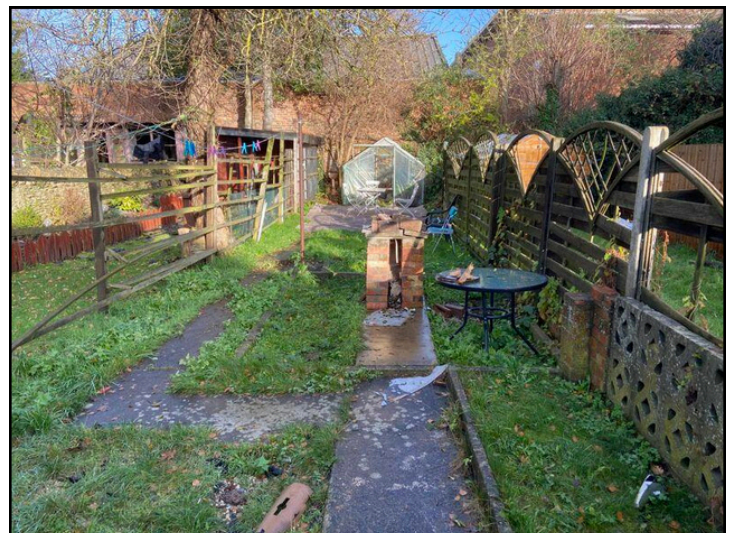
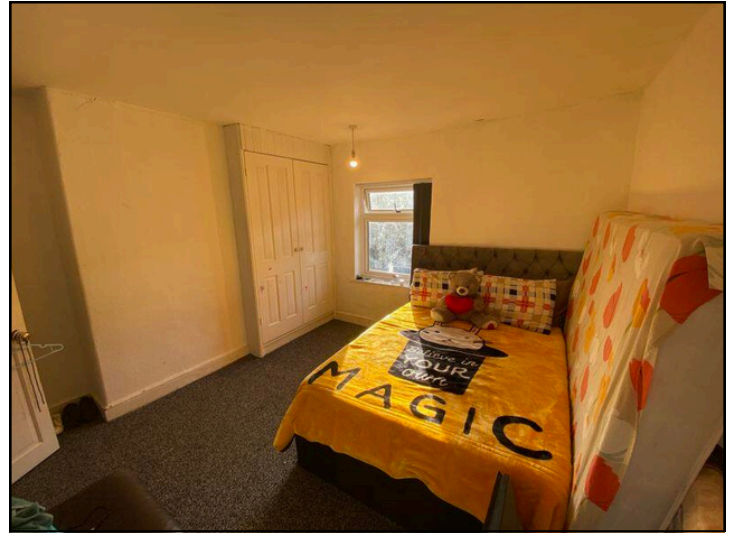
Sell Your Tenanted Property are delighted to bring to market this 2- bedroom house situated in the sought after area of Cambridgeshire.

Type Of Home	Terraced	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Rent	£850/PCM	Reception	1
Returns	£10,200	Area Sqft	TBC
Yield	6.5%		

PROPERTY IMAGES



PROPERTY IMAGES



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT CURRENT RENT £850/PCM

Cash Purchase Investment/ Current Return = **6.2% Yield**

Investment

House Purchase Price	£158,000
LBTT	£4,740
Legal Fees	£1,000
Total Investment	£163,740

Income

Annual Income	£10,200
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£10,200

BTL Mortgage Investment/ Current Return = **10.5% Yield**

Investment

25% Of Purchase Price	£39,500
LBTT	£4,740
Legal Fees	£1,000
Total Investment	£45,240

Income

Potential Annual Income	£10,200
Less Mortgage Int	£5,451
Service Charge & Ground Rent	£0
Net Annual Income	£4,749

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £880/PCM

Cash Purchase Investment/ Current Return = **6.4% Yield**

Investment

House Purchase Price	£158,000
LBTT	£4,740
Legal Fees	£1,000
Total Investment	£163,740

Income

Annual Income	£10,560
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£10,560

BTL Mortgage Investment/ Current Return = **11.3% Yield**

Investment

25% Of Purchase Price	£39,500
LBTT	£4,740
Legal Fees	£1,000
Total Investment	£45,240

Income

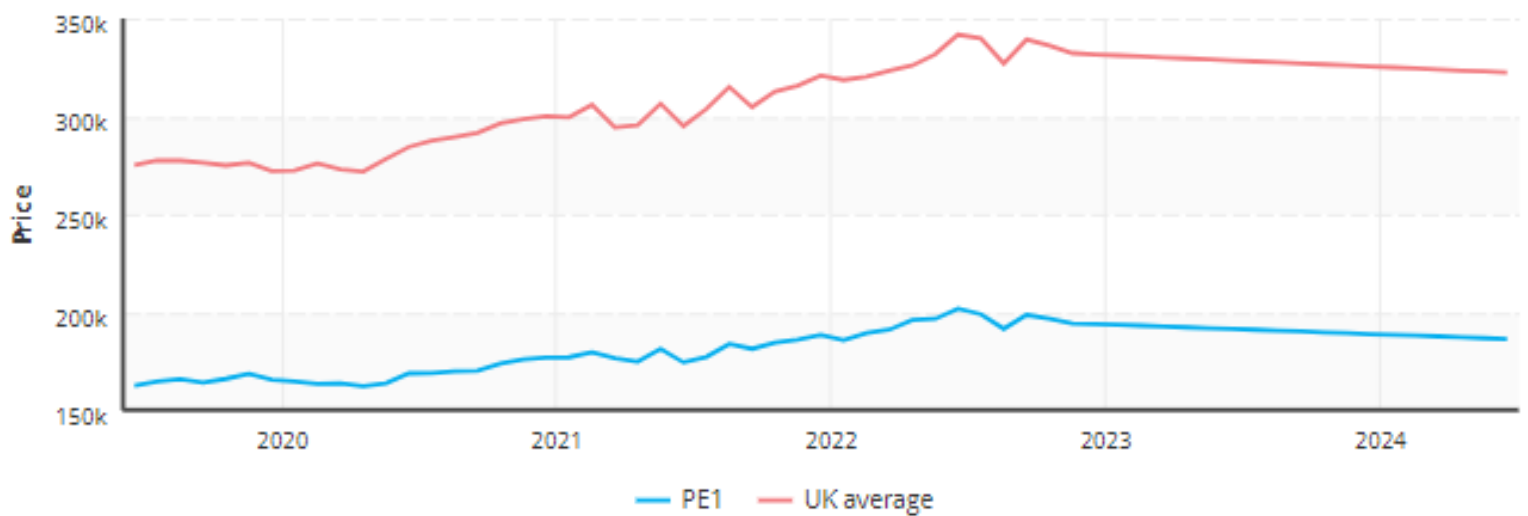
Potential Annual Income	£10,560
Less Mortgage Int	£5,451
Service Charge & Ground Rent	£0
Net Annual Income	£5,109

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the PE1 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the PE1 area have risen by 18.75%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **53.2%**

Cash Investment	£158,000
5 Year Income	£52,800
Potential Increase In Value (based off of CMV of £115k)	£31,312.5
House Price In 5 Years	£198,312.5 (conservatively)
Total Potential Return	£84,112.5

BTL Mortgage Investment/Potential Total Return **125.7%**

Cash Investment	£45,240
5 Year Net Income	£25,545
Potential Increase In Value	£31,312.5
Total Potential Return	£56,857.5

LOCAL SALES ACTIVITY

Comparable sale properties



B

£190,000

Burghley Road, Peterborough PE1

Distance: 0.01 miles

4 **Terraced house / Freehold**

Centrally located, 4 Bedroom home with no chain The property has a lounge/diner, Lobby and the bathroom on the ground floor The first floor has 4 bedrooms! The home is being sold with No Chain and ...

Sale date:	Nov 2006	Jun 2004	Oct 2002	Mar 1995
Price:	£134,000	£110,500	£89,995	£36,500



C

£65,000

Park Road, Peterborough PE1

Distance: 0.07 miles

1 **Flat**

Attention Investors & First Time Buyers - A one bedroom Apartment, situated within walking distance of the City Centre and Train Station. Accommodation briefly comprises of an open plan ...



D

£150,000

Henry Street, Peterborough PE1

Distance: 0.08 miles

2 **Terraced house / Freehold**

Ideal ex Rental property near Peterborough City with 2 double Bedrooms, 2 Reception Rooms, Galley Kitchen, Cloak Room with Shower and family Bathroom. Rear courtyard and lawned Garden. Easy access ...

Sale date:	Feb 2004	Jun 2001
Price:	£80,000	£52,500



E

£170,000

St. Marks Street, Peterborough PE1

Distance: 0.08 miles

3 **Terraced house / Freehold**

city centre locationthree bedrooms***two receptions***rear garden***close to train station***no chain***

Sale date:	Jan 2007
Price:	£115,000

LOCAL LETTINGS ACTIVITY

Comparable rental properties



£850 pcm (£196 pw)

Clifton House, 84 Broadway, Peterborough PE1

Distance: 0.11 miles

ARCHIVED

 1  Flat

One bedroom furnished apartment in the heart of the city centre, with open plan living and integrated appliances. Available Aug.



£850 pcm (£196 pw)

Clifton House, Broadway, Peterborough PE1

Distance: 0.11 miles

 1  Flat

Furnished One bedroom apartment Located in the heart of the city centre and within walking distance of the station. Dont miss out, call us today to book your viewing.



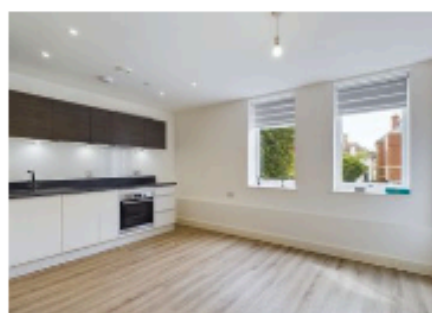
£850 pcm (£196 pw)

Clifton House, 84 Broadway, Peterborough PE1

Distance: 0.11 miles

 1  Flat

Recently converted one bedroom apartment in the heart of the city centre, with open plan living and integrated appliances. Available now



£800 pcm (£185 pw)

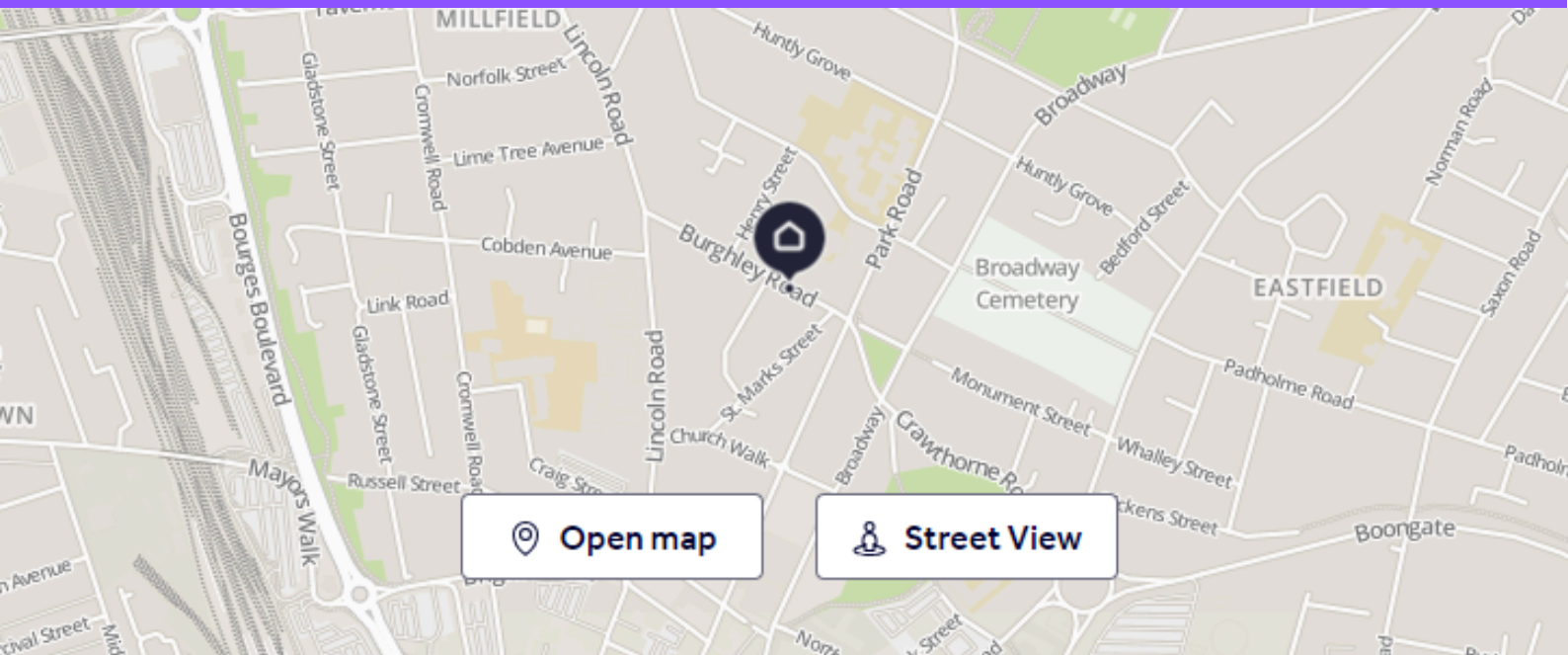
Clifton House, Broadway, Peterborough PE1


Distance: 0.12 miles

 1  Flat

**** no deposit solution **** - One bedroom apartment in the heart of the city centre, with open plan living and integrated appliances. Available now.

LOCAL SCHOOLS



 [Open map](#)

 [Street View](#)

 [Stations](#)

 [Schools](#)

NEAREST SCHOOLS

-  **The King's (The Cathedral) School** 0.1 miles
State School | Ofsted: Outstanding
-  **The Beeches Primary School** 0.2 miles
State School | Ofsted: Good
-  **Queen's Drive Infant School** 0.4 miles
State School | Ofsted: Requires improvement
-  **Bishop Creighton Academy** 0.6 miles
State School | Ofsted: Good

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