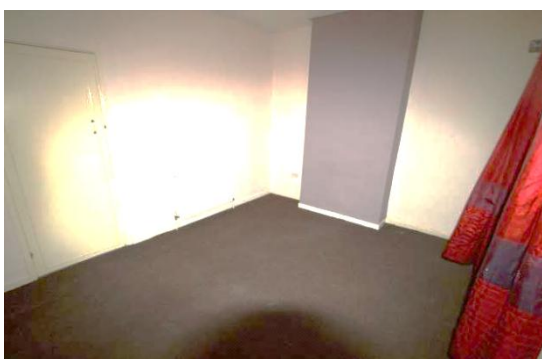


ROCK SOLID RENTAL PROPERTY

2 BED END OF TERRACE HOUSE

ROCK SOLID RENTAL DEAL STRUCTURE		Total Rent	350
PURCHASE PRICE	38000	Gross Annual Rent	4200
Discount Split		Total Mortgage	0.00
Stamp Duty £	0	10 % Management + VAT	42.00
Finance Deposit 25% £	0	Rent - Lettings Management Fee	308.00
Buying Costs £	3300	Net Cash Flow	308.00
Refurb £	0	Net Annual Return £	3696.00
Total Buying Costs £	41300		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	0.00	Gross Yield	11.05%
Total Outstanding Finance 75% LTV	0	Annual Return On Capital Investment	8.95%
Interest Rate	0.00%	Equity	38000

TOTAL ROI = 9%



MARKET RENT - £350pcm

PURCHASE PRICE - £38,000

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