




BROADGATE

RESIDENTIAL INVESTMENTS

	Property Address	Type	Estimated Market Price	Broadgate Sale Price	Deposit (TMW 80%LTV)	Estimated Annual Rental	Annual mortgage payment 4.99%	Annual Profit	Discount from Est Market Price (instant equity)	Yield
	Greenock PA19	2 bed flat	£90,000.00	£62,995.00	£12,599.00	£5,400.00	£2,514.76	£2,885.24	£27,005	8.6%
	Billingham TS23	2 bed house	£80,000.00	£62,995.00	£12,599.00	£5,400.00	£2,514.76	£2,885.24	£17,005	8.6%
	Liverpool L5	3 bed flat	£90,000.00 RICS	£69,000.00	Cash Buyers Only	10% rental guarantee for 3 years	-	£6,900.00	£21,000	10%
	Elland HX5	4 bed house	£90,000.00	£71,995.00	£14,399.00	£6,000.00	£2,874.04	£3,125.96	£18,005	8.3%
	Liverpool L12	1 bed flat	£60,000.00	£45,000.00	£9,000.00	£4,500.00	£1,796.40	£2,703.60	£15,000	10%
	Derbyshire DE11	3 bed houses	£119,995.00	£95,000.00	£19,000.00	£6,900.00	£3,792.40	£3,107.60	£24,995	7.26%
	Liverpool L2	2 bed flats	£140,000.00 RICS	£96,600.00	Cash Buyer Only	£9000.00	-	£9,000.00	£43,400	9.3%
	Portsmouth PO2	3 x 1 bed flats + block freehold (4 in block)	£300,000.00	£232,500.00	Cash / bridging only	Tenanted at £18,900.00	-	£18,900	£67,500	8.13%
	Stoke ST6 (new allocation)	2 bed flats	£85,000.00	£60,995.00	£12,199.00	All tenanted £4,800.00	£2,434.92	£2,365.08	£24,005	7.9%
	Leeds LS12	New Build Studio, 1 and 2 bed flats	From £89,950.00	From £58,000.00	From £17,400.00 (70% LTV)	From £5100.00	£2,431.94 (5.99%)	From £2,668.06	From £24,950	From 9.2%