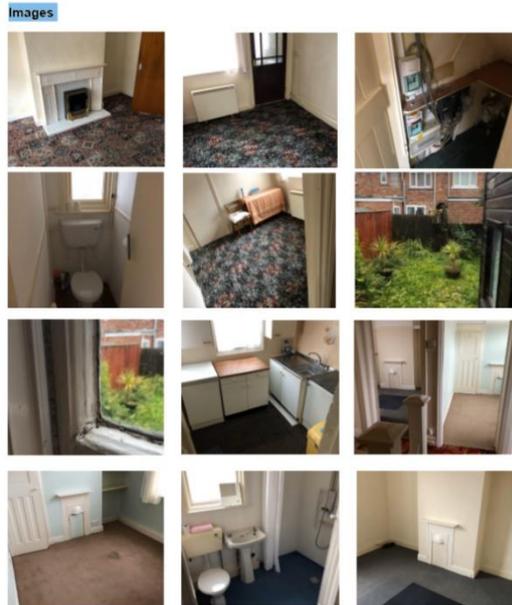


## OUR LATEST PROJECT

Hartlepool, TS25 | Return on Investment 8% pa | Timeframe 8-12 months



Total Capital Required: £ 31,390

| Purchase Price £48,000

The property has been purchased using a bridging loan along with the Private Investment Client's funds and transacted using our experienced conveyancing solicitors. Included in the acquisition costs are refurbishment, legal fees (including searches) and survey fees.

Upon completion of purchase, the keys handed over to our experienced building team who will fully renovate this dilapidated three-bedroom house into a modern three bed home ready for the rental market. A brand-new fitted kitchen with contemporary units, stylishly decorated interiors and a refreshed bathroom suite to match will also be installed.

Once the property is renovated and tenanted, we will then begin the mortgage application process. Due to mortgage lenders requiring us to have owned the property for at least 6 months prior to getting a mortgage, the typical time frame for completion is 8 months, with a buffer to account for underwriting procedures with mortgage lenders.

The mortgage loan allows us to repay the Private Investment Client their capital and interest. Should the mortgage not be enough to cover all the capital needed to repay the invest, Enterprise Property Solutions Ltd will cover the shortfall with company funds.

PURCHASE	
Items	Numbers
Deposit @ 25% of £48,000	(£12,000)
Legals	(£1,450)
Sourcing Agent	(£3,000)
Bridging Loan Fees	(£930)
Stamp Duty @ 3%	(£1440)
<b>Total</b>	<b>£17,890</b>



## RENOVATE

Items	Numbers	Notes
Internal Works	£9,500	New kitchen, bathroom, central heating system
External Work	£1500	Removal of timber framed extension, garden clear up
Miscellaneous	£1000	
Contingency	£1500	
<b>Total</b>	<b>£13,500</b>	



## REFINANCE

Items	Numbers	Notes
Fair Market Value	£78,000	Based on sold market comparable
Mortgage @ 75%	£58,500	
Less Purchase Cost	(£17,890)	
Less Bridging Loan Repayment	(£36,000)	@75% LTV of Purchase Price
Less Renovation Costs	(£13,500)	
Less Investor Interest	(£2511.2)	@8% of Capital Required
Remaining Capital Invested	+ £11,401.2	Allocated from EPS Ltd company funds



## RENT

Items	Numbers	Notes
Rent IN	£525	Based on local letting agent
Mortgage Interest @ 3%	(£147)	
Management @ 10%	(£52.5)	
Monthly Operating Expenses	(£52.5)	
<b>Cashflow</b>	<b>£273</b>	<b>Per Calendar Month</b>