

PROPERTY INVESTMENT SCHEDULE



16 Holebay Close
Plymouth, PL9 9UG



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PROPERTY DETAILS

16 Holebay Close
Plymouth, PL9 9UG

Offers in Excess of
£205,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 2-bedroom home in the Holebay Close, Plymouth.

Type of Home	Terraced	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£730 pcm		
Potential Rent	£950 pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES

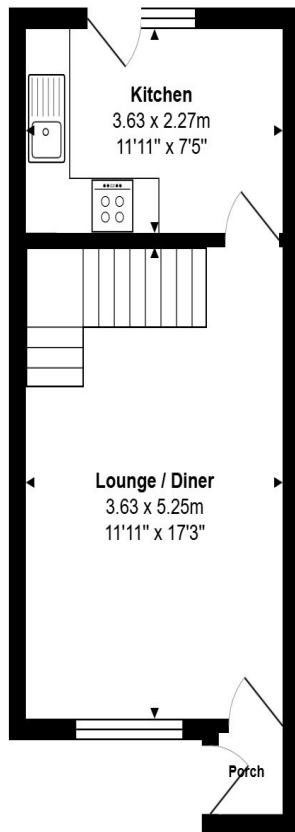


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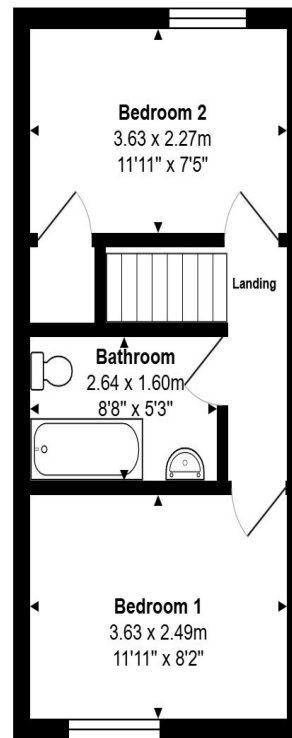
PROPERTY IMAGES



PROPERTY FLOOR PLAN



Ground Floor



First Floor



Total Approximate Area - 56.7 m² ... 610 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£730 PCM

Cash Purchase Investment / Current Return = 4% Yield

Investment		Income	
House Purchase Price	£210,000	Annual Income	£8,760
SDLT	£6,300	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£217,300	Net Annual Income	£8,760

BTL Mortgage Investment / Current Return = 1.5% Yield

Investment		Income	
25% of Purchase Price	£52,500	Annual Income	£8,760
SDLT	£6,300	Less Mortgage Int	£7,875
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£59,800	Net Annual Income	£885

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £950 PCM

Cash Purchase Investment / **Potential Return = 5.2% Yield**

Investment		Income	
House Purchase Price	£210,000	Annual Income	£11,400
SDLT	£6,300	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£217,300	Net Annual Income	£11,400

BTL Mortgage Investment / **Potential Return = 5.9% Yield**

Investment		Income	
25% of Purchase Price	£52,500	Potential Annual Income	£11,400
SDLT	£6,300	Less Mortgage Int	£7,875
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£59,800	Net Annual Income	£3,525

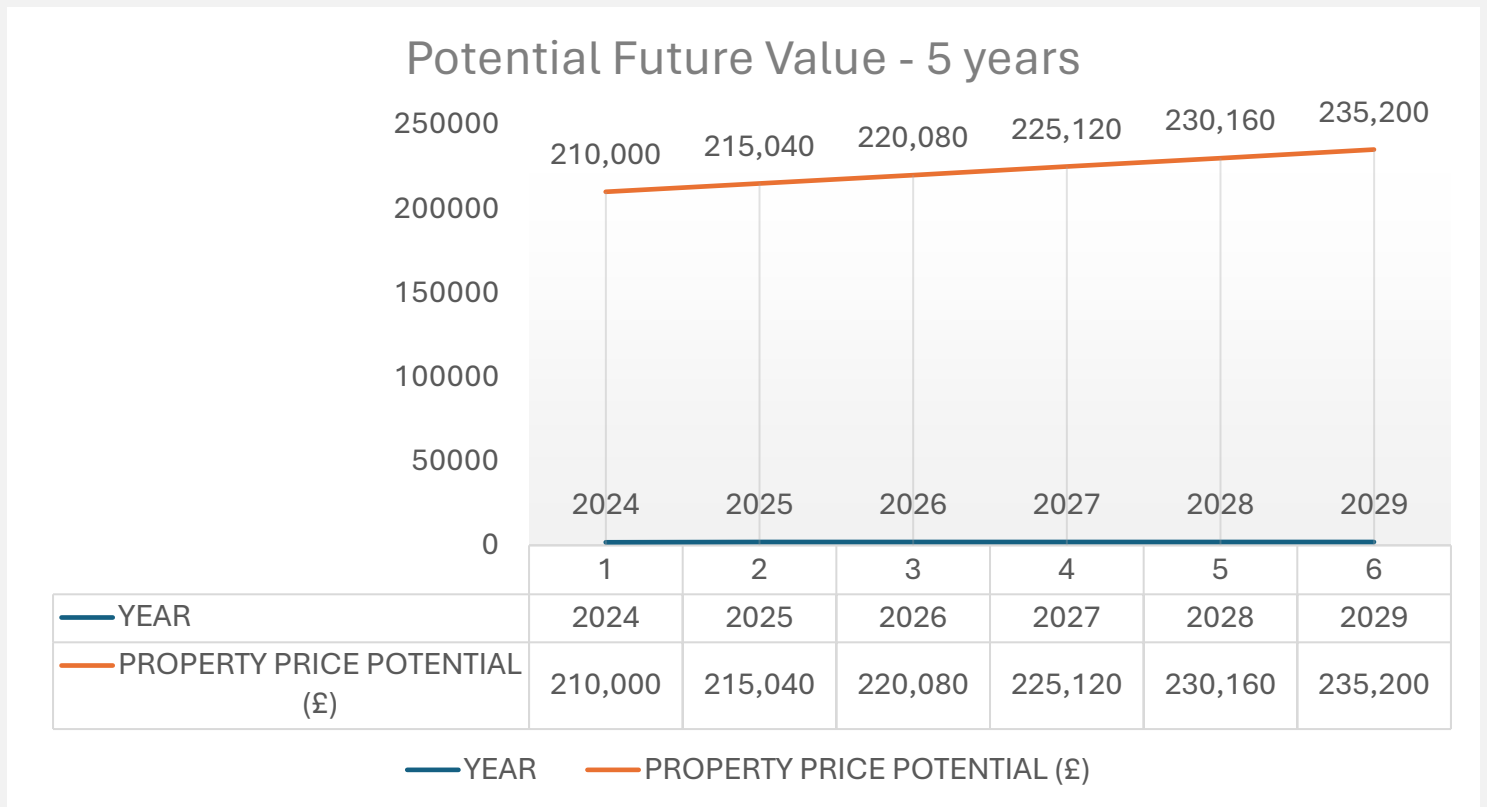
* Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in the PL9 area the area have increased by 12% in the last 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 32%

Cash Investment	£217,300
5 Year Income	£43,800
Potential Increase in Value	£25,200
Total Potential Return	£69,000

BTL Mortgage Investment / Potential Total Return 50%

Cash Investment	£59,800
5 Year Net Income	£4,425
Potential Increase in Value	£25,200
Total Potential Return	£29,625



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 38%

Cash Investment	£217,300
5 Year Income	£57,000
Potential Increase in Value	£25,200
Total Potential Return	£82,200

BTL Mortgage Investment / Potential Total Return 72%

Cash Investment	£59,800
5 Year Net Income	£17,625
Potential Increase in Value	£25,200
Total Potential Return	£42,825



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY



A

£230,000

Holebay Close, Plymouth, Devon PL9

2 **End terrace house / Freehold**

Two bedroom end terraced home

Deceptively spacious and presented to a high standard is this end terrace home located in the residential area of Staddiscombe. Close to both primary and ...

Sale date:	Jul 2022	Jan 2007	Jun 2004	Mar 1998
Price:	£225,000	£140,000	£117,000	£49,000



B

£220,000

Holebay Close, Plymouth PL9

2 **End terrace house**

This substantial two bedroom end terraced home in Staddiscombe has an enormous amount of space not only inside, due to its original three bedroom layout, but also outside with a plot like no ...



C

£200,000

24 Holebay Close, Plymstock, Plymouth PL9 9UG

Distance: 0.01 miles

Terraced house / Freehold **Sale date:** May 2023

Sale date:	May 2023	Oct 2016	Sep 2005
Price:	£200,000	£143,000	£120,000



D

£225,000

17 Holebay Close, Plymstock, Plymouth PL9 9UG

Distance: 0.02 miles

3 **Semi-detached house / Freehold** **Sale date:** Jul 2022

Sale date:	Jul 2022	Jan 2007	Jun 2004	Mar 1998
Price:	£225,000	£140,000	£117,000	£49,000



E

£175,000

5 Holebay Close, Plymstock, Plymouth PL9 9UG

Distance: 0.03 miles

2 **End terrace house / Freehold** **Sale date:** Mar 2023

Sale date:	Mar 2023	Mar 2007	May 2006
Price:	£175,000	£135,000	£104,000



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LOCAL LETTINGS ACTIVITY



G £800 pcm (£185 pw)
Holebay Close, Plymouth PL9

🛏️ 2

This modern mid terrace home is set in the popular and sought after area of Staddiscombe



H £750 pcm (£173 pw)
Holebay Close, Plymouth PL9

🛏️ 2 🏠 Terraced house

Well-presented unfurnished 2 bedroom terraced house located in the sought after area of Staddiscombe, Plymouth.



I £650 pcm (£150 pw)
Holebay Close, Plymstock, Plymouth PL9

🛏️ 2 🏠 End terrace house

Modern 2 bedroom corner house available now on a long-term basis with accommodation briefly comprising fitted kitchen, lounge, conservatory, 2 bedrooms & bathroom. Holebay Close, ...



J £925 pcm (£213 pw)
Carrolls Way, Plymstock, Plymouth PL9

Distance: 0.09 miles

🛏️ 2 🏠 Flat

Cross Keys Estates are pleased to bring to the rental market this capacious 2 double bedroom apartment in the highly sought after popular area of Staddiscombe in Plymstock. This modern apartment ...



K £750 pcm (£173 pw)
Parsons Close, Plymstock, Plymouth PL9

Distance: 0.13 miles


🛏️ 1 🏠 Freehold


Zero Deposit Available * one bedroom house * close to local amenities * bus routes nearby * cul-de-sac * available now * The property is offered with a 'Zero Deposit Guarantee option' as an ...



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