



LETS BUILD
Portfolios

Multi Unit Development Portfolio Opportunity

Let's Grow Your Portfolio

Outskirts of London Multi Unit Residential Property

- In the heart of a bustling commuter town on the outskirts of London. Lets Build has an excellent opportunity for you to grow your property portfolio.
- An eight storey building boasts a selection of beautifully designed, high specification one and two bedroom apartments with a communal roof terrace for residents.
- The development has secure resident entrances with automated video door entry system and optional allocated underground car parking spaces.
- The ground floor comprises of a restaurant unit with amenity space.

The Numbers

- The development is currently under construction and due for completion end of Q1 2021
- Constructing of 49 Apartment units
- 32 x1 beds and 17 x2 beds (1 beds are near 500 sqft and 2 beds are 620 - 800 sqft)
- NIA: **26576 sqft**

Purchase Price	£10,272,851
Stamp Duty	£308,161
Gross Rental Income per Annum	£541,800
Gross Yield Rental Yield	5.27%
Rental Income per Annum Minus Net Operating Costs @20%	£433,440
Net Rental Yield	4.2%
Acquisition Costs (Financed)	£2,876,373
Net Annual ROCE (Financed)	7.03%

** Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. **



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**FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS
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