



LETS BUILD
Portfolios



Multi Unit Portfolio Opportunity

Let's Grow Your Portfolio

Multi Unit Residential Opportunity

- In the heart of a large commuter town, within the North east of England. Lets Build has an excellent opportunity for you to grow your property portfolio
- The Freehold is available for a new 2 storey building. Which boasts a selection of 12 beautifully designed, high spec one bedroom apartments
- With the property generating 60k p/a and 91% occupied tenancy already in situ, this is an amazing turnkey opportunity
- The newly built unit also benefits from undercroft parking which occupies the full footprint of the building

The Numbers



Sale Price	£850,000
Gross Rental Income per Annum	£59,220
Gross Yield	6.9%
Rental per Annum Minus Net Operating Costs @20%	£47,376
Stamp Duty	£43,000
Acquisition Price (Including Fees)	£910,860
ROCE if financed incl Noc @ 20%	22%

**** 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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INFORMATION PLEASE CONTACT THE DETAILS BELOW**

Lets build fee's are included - 2% of Acquisition cost



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