

**PHILIP JAMES**  
PROPERTY INVESTMENT

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**5 Year Forecast**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total Over 5 Years
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**Ladysmith Road**

**Asset Cost and Income Overview**

Purchase Price	£ 285,000					
Property Taxes (Stamp Duty)	£ 12,800					
Legals	£ 1,200					
Searches	£ 300					
Survey	£ 504					
<b>Total Asset Cost</b>	<b>£ 299,804</b>					
Capital Appreciation 4%*	-£ 3,404	£ 12,330	£ 12,823	£ 13,336	£ 13,870	£ 48,956
<b>Total Asset Value</b>	<b>£ 296,400</b>	<b>£ 308,256</b>	<b>£ 320,586</b>	<b>£ 333,410</b>	<b>£ 346,746</b>	<b>£ 346,746</b>

**Revenues**

Rental Income PCM	£ 1,100	£ 1,125	£ 1,150	£ 1,175	£ 1,200	
Rent Increase PA	£ -	£ 300	£ 300	£ 300	£ 300	
Cost of Void Periods (Based on avg of 10 days)	£ -	£ -	£ 378	£ -	£ 395	
<b>Rental Income (A)</b>	<b>£ 13,200</b>	<b>£ 13,500</b>	<b>£ 13,422</b>	<b>£ 14,100</b>	<b>£ 14,005</b>	<b>£ 68,227</b>

**Expenses**

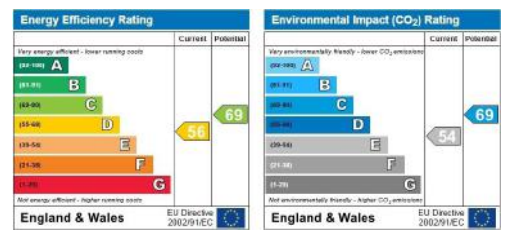
Impairment Charge (Maintenance)*	£ 600	£ 600	£ 600	£ 600	£ 600	£ 3,000
Management Fees 10%+VAT	£ 1,584	£ 1,620	£ 1,611	£ 1,692	£ 1,681	£ 8,187
Let Fee £350+VAT/Resign Fee £200+VAT	£ 420	£ 240	£ 420	£ 240	£ 420	£ 1,740
Deposit Fee £30 + VAT	£ 36	£ -	£ 36	£ -	£ 36	£ 108
Property Block Management Fees & Gr Rent						£ -
Insurance*	£ 125	£ 125	£ 125	£ 125	£ 125	£ 625
<b>Total Overheads (B)</b>	<b>£ 2,765</b>	<b>£ 2,585</b>	<b>£ 2,792</b>	<b>£ 2,657</b>	<b>£ 2,862</b>	<b>£ 13,660</b>

<b>TOTALS (A-B)</b>						
	£ 10,435	£ 10,915	£ 10,630	£ 11,443	£ 11,144	£ 54,567

Capital Appreciation**	-£ 3,404	£ 12,330	£ 12,823	£ 13,336	£ 13,870	£ 48,956
<b>Total Return</b>	<b>£ 7,031</b>	<b>£ 23,245</b>	<b>£ 23,454</b>	<b>£ 24,779</b>	<b>£ 25,014</b>	<b>£ 103,523</b>
<b>Percentage Return on Investment</b>	<b>2.35%</b>	<b>7.75%</b>	<b>7.82%</b>	<b>8.27%</b>	<b>8.34%</b>	<b>34.53%</b>

\*Whilst every attempt has been made to ensure the accuracy of the information detailed here all forecasts are approximate and no responsibility is taken for error.  
\*\*This forecast is for illustrative purposes only and should be used as such by any purchaser.

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**FINANCIALS**  
£285,000 | ANNUAL RENT: £13,200 | YIELD: 4.6%  
746 SQ FT | £382 PER SQ FT



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# 50 LADYSMITH ROAD MANCHESTER M20 6HL

- Period Cottage Terrace
- Newly Modernised
- Beautiful Presentation
- Two Bedrooms
- Extended Bespoke Kitchen
- Enclosed Courtyard
- Didsbury Village Location

£285,000



AN EXCELLENT NEWLY MODERNISED COTTAGE TERRACE LOCATED ON A QUIET CUL DE SAC WITHIN WALKING DISTANCE OF DIDSBURY VILLAGE. 746 sq ft. The accommodation consists of an entrance porch, living room with wood burning stove, dining room opening through to an extended bespoke fitted kitchen with patio doors, two bedrooms served by a fully modernised shower room, in addition there are pull down ladders allowing access to the loft. Enclosed courtyard garden.

