



Quiddity
Sourcing

www.quidditygroup.co.uk

**Block of 6
self contained flats**

(6 x 1 beds)

£ 375,000



Deposit Needed – £100,000

Quiddity Sourcing Deals

Price = £ 375,000

01

The Block

- Block of 6x 1 self contained flats
- Utilities split
- Parking
- Owned for over 5 years.
- Freehold - Ground Rent £8 per annum

02

The Financials on entry

- **Rent p.a** : £36,000
- **Rent p.m** : £3,000
- **Price of each flats on entry**: £62,500

03

Title Splitting & Refinancing

1. After light refurb value increases to £90,000 each.
2. **GDV** = £540,000
3. **Refinance** at 75% LTV = £ 405,000
BTL (6%) = £22950 p.a or £ 1912 pm
4. **Light Refurb**: £20,000.
5. **SDLT** -£ 8250
6. **Legals** = £2000
7. **Finance cost**= approx £20,000
8. **Total Costs** -
a. £ 375,000 + £30k + £8250+ £2k = £405,000
9. **Rental after Title Splitting** = £625 x 6 = £4165.

04

Return on Investment

- **Summary:**
- Refinance out= £405,000
- Total Costs= £ 405,000

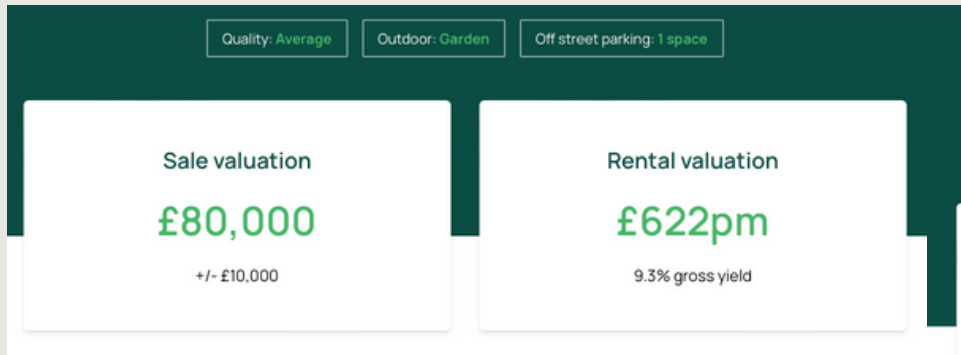
1. No money Left in.
2. **Net Passive Income** = £4165 - £1912 p.m = £2250 pm x 12 = £27,000 per annum

Outcome:

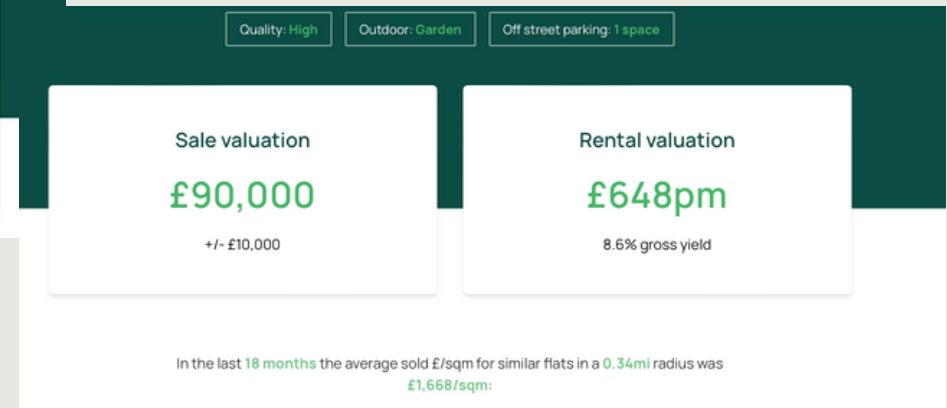
Recycle capital and buy more blocks

Valuation on exit post light refurb

Valuation post split at a high condition



Valuation post split at a average condition



Costs:

SDLT

Calculate your Stamp Duty Land Tax

Property Price

£ 375,000

Please enter a numerical value

Results:

Stamp Duty Land Tax to pay:	Effective Rate:
£8,250.00	2.2%

Refurb Costs

£20,000

EPC

EPC
47
51
45
48
51
66

21 November 2032		0375-3904-3309-3432-7204	
Property type	Ground-floor flat		
Total floor area	47 square metres		

Return on Investment

- Purchase: £ 375,000
- Total Costs: £ 405,000
- **Refinance out= £405,000**
- **Net Rental Income: £27,000 per annum or £2,250 per month**

Summary:

- a. Infinite Return – No money Left in
- b. Net Passive Income = £27,000 p.a or £2250 pm
- c. Recycle capital and buy more blocks



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Quiddity GROUP LTD

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