



(2) GDV

- After Split values goes up to £215,000 each

Money Left in

- Approx leaving £100,000 in but the return on the investment in good



Next Steps:
Book in a call to discuss if in a position to proceed

www.quidditygroup.co.uk or
email:azid@quidditygroup.co.uk

QUIDDITY SOURCING

SOURCING MULTI UNIT BLOCKS OF FLATS FOR
CASH RICH/TIME POOR INVESTORS

Block of 6 x flats

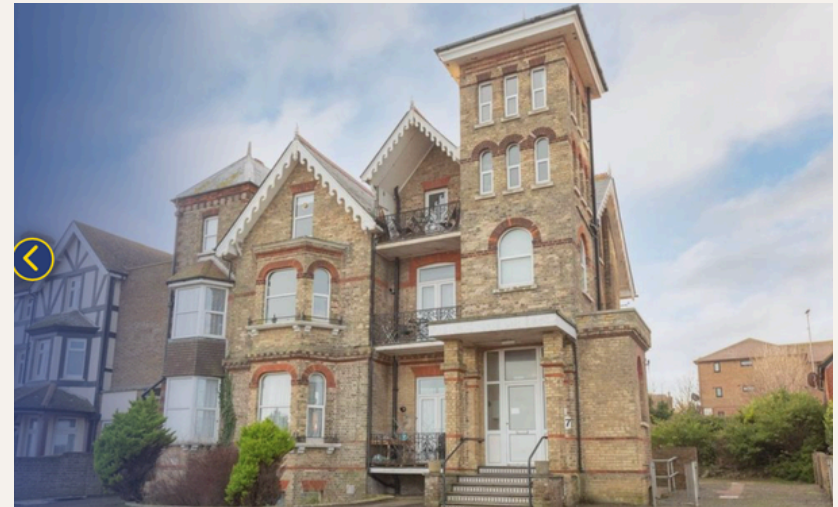
**5 x 1 flat
&
1 x 2 bed flats**

**Capital Required
£250,000**

**Location:
Sout East UK**

**Rental Income:
£65,000 per
annum after
rent increases**

**Potential
upside:
Garden
development.
In conversation
area**



**AZID@QUIDDITYGROUP.CO.UK
M: 07971889564
WWW.QUIDDITYGROUP.CO.UK**

**Capital
Required
£250,000**

QUIDDITY SOURCING

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CASH RICH/TIME POOR INVESTORS



ON ENTRY

Purchase Price - £975,000

6 flats
5 x 1 bed & 1 x 2 bed flat.

SDLT c. £38,000
Light Refurb - £30k
Sourcing Fee - £20k
Legals - £12k
Total Costs - £100,000

Total Spend = £ 1,075,000*



POST SPLIT VALUES

- 6 x Flats revalued at (£215k) = £1.3m
- **Refinance** at 75%LTV = £975,000*
- **Cost of Int Only Mortgage** = 6% x £970,000 = £58,000 / 12 months = £4,800 pm



REFINANCE OUT CAPITAL RECYCLED

- Total Spend £1,075,000*
- Refinance out - £970,000

Phase 1: Money Left In:
£100,000

**Phase 2: Planning for new
build in back garden.**



RENTAL INCOME

On entry - 6 flats = £60,000

Post Rental increases =
£1100 pm x 6 x 12 =
£80,000

Cost of Int Only = £58,000
p.a

**Passive Income = £22,000
per annum** or £1,800 per
annum.




CAPITAL RECYCLING & ROI

- **Return on Capital Investment** = 22%
- Payback in 4 years



- rounding to nearest £10,000

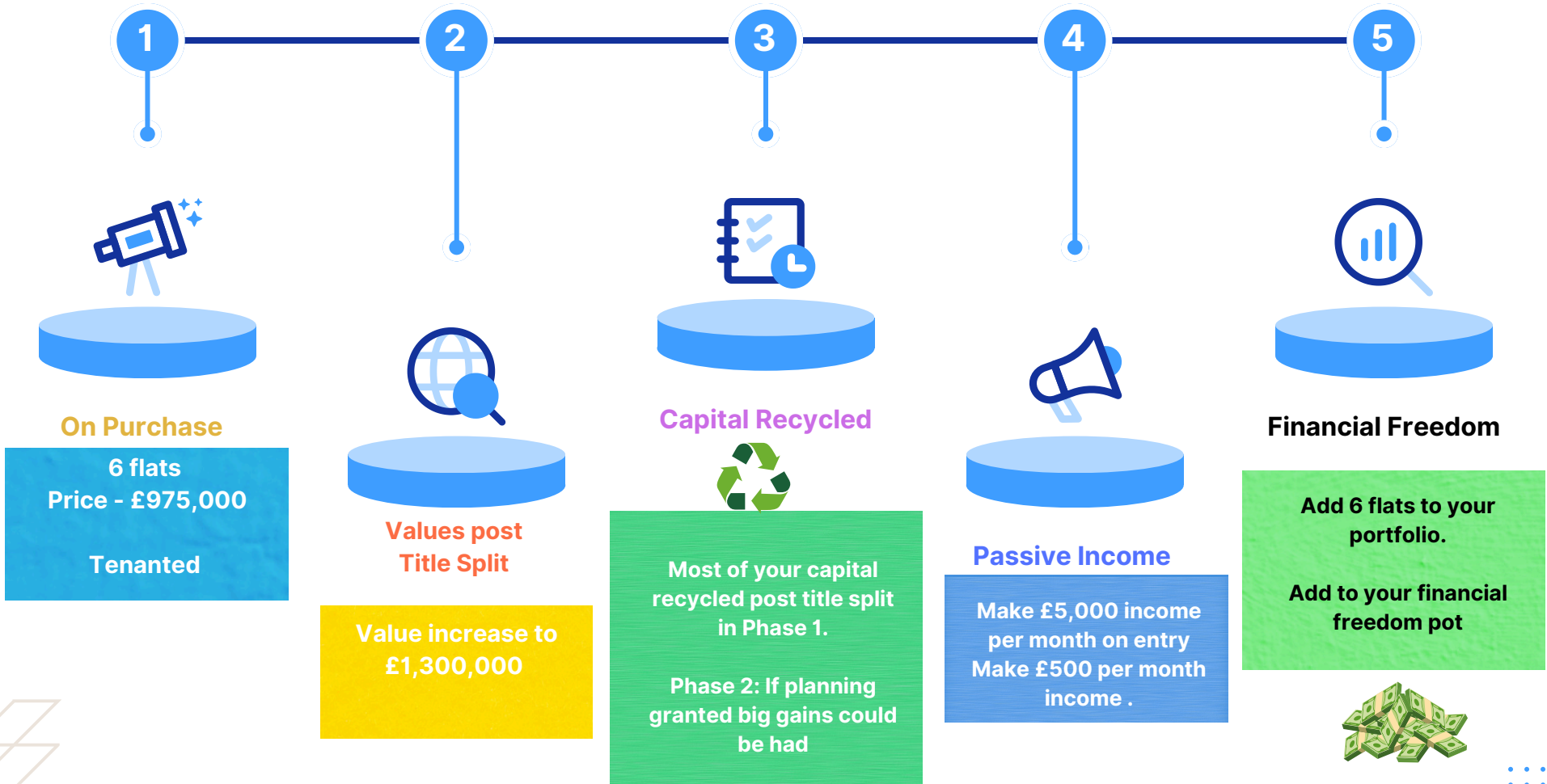
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Property: Flat | Size: 65 sqm | Bedrooms: 1 | Bathrooms: 1 | 
Constructed: 2000 onwards | Quality: High | Outdoor: Garden
Off street parking: 1 space

SALE VALUATION £240,000 +/- £15,000	RENTAL VALUATION £995pm 5.0% gross yield
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Quiddity Sourcing

Sourcing multi unit blocks of flats for cash rich/time poor investors

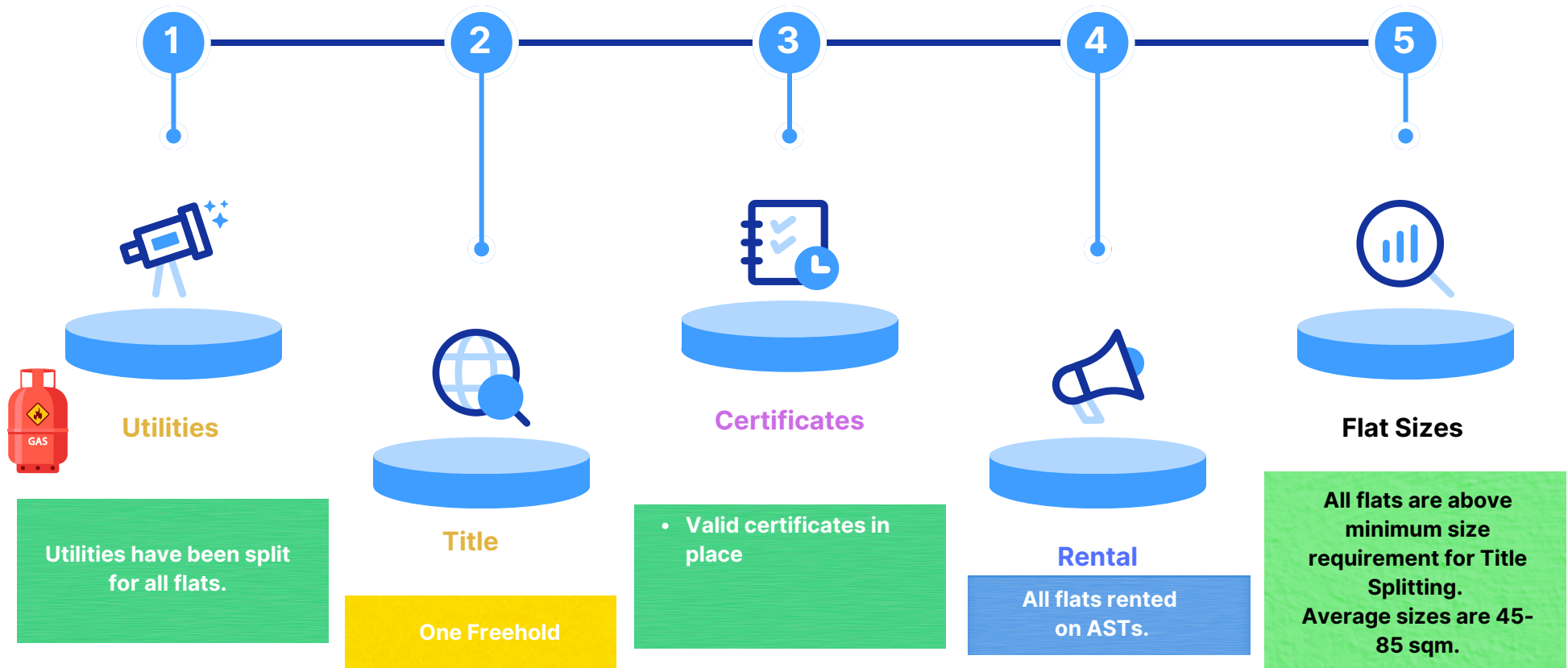


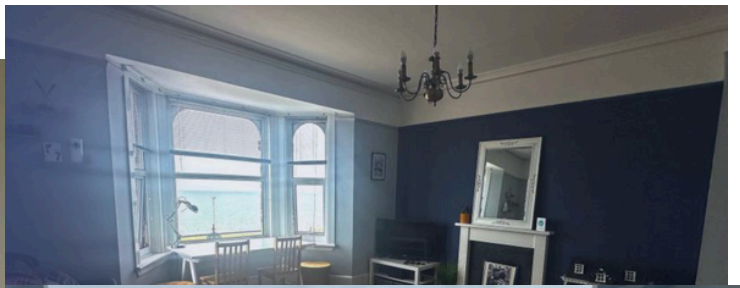
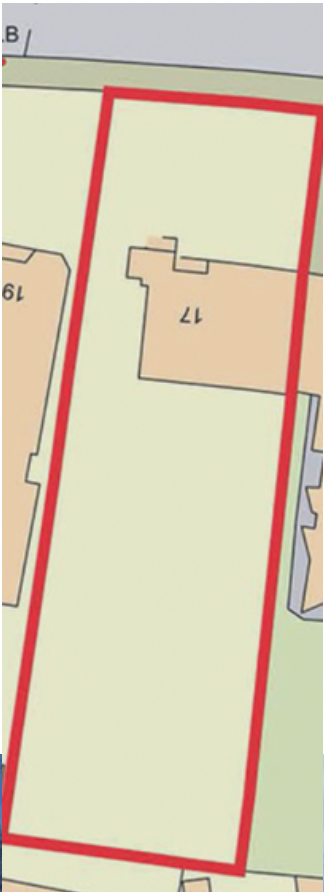
Quiddity Sourcing

Sourcing multi unit blocks of flats for cash rich/time poor investors



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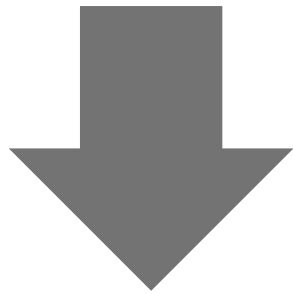




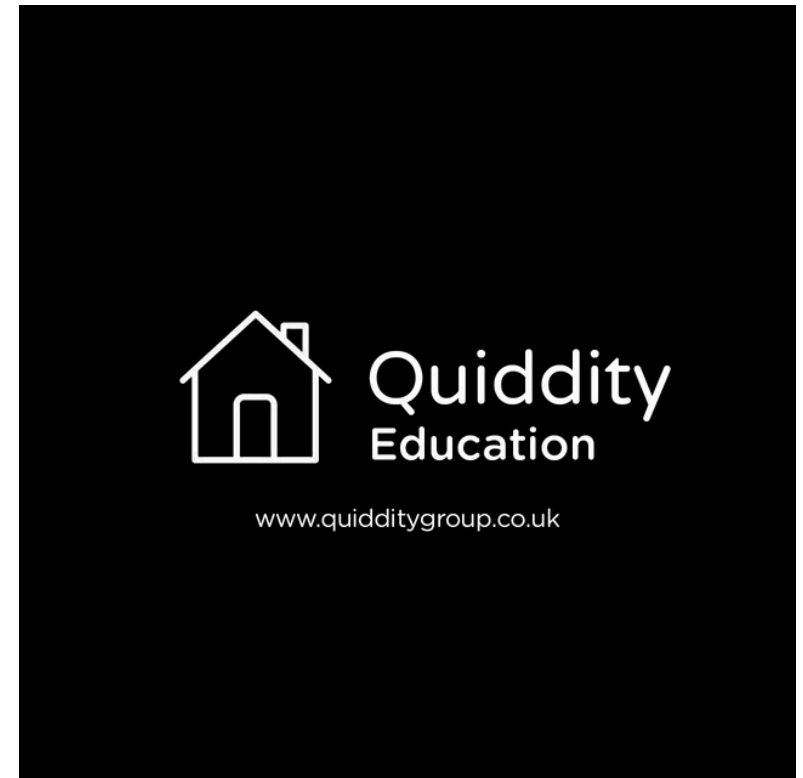
Join my 1-1 Title Splitting Course to learn how to maximise your property investment by buying blocks of flats

Visit my website and the Education section

Click the link below:



www.quidditygroup.co.uk



Contact Us:

E: azid@quidditygroup.co.uk

M: 07971 889564

www.quidditygroup.co.uk

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**Quiddity
Sourcing**

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