



Property Reference:
10FEB043

Estimated Value	£75000
Equity	£22500
BMV Discount	30.00%
LHA Rental Income (pcm)	£375
LHA Rental Yield	8.60%
Private Rental Income (pcm)	£425
Private Rental Yield	9.70%
Payback On Initial Investment	24 months

Please read page 3 for the Ahuja Group terms and

The Facts

Nearest Town	Blackford, Perthshire
Distance	0.2 miles
Property Type	Bungalow
Bedrooms	1
Tenancy	AST
Tenanted/Vacant	Vacant

Neighbourhood profile

Family Income	Low
Interest in current affairs	Very Low
Housing with mortgage	Low
Educated to degree	Very Low
Couples with children	Medium
Have satellite TV	Medium

Local Price Comparables

Sold Within 2009

There is a lack of sold comparables for this property but it has been surveyed by DM Hall on February 22nd 2010 at £75,000 – a copy of this survey is available if required.

Traditional Purchase Costs

This property would cost you £20,045 plus disbursements if you were to purchase through traditional methods.

Financials at a glance

Ahuja Group Fee	£2750
3 rd Party Fee**	£1800
Packaging Fee (Inc. Broker, Survey, Legals, Bridging)	£4200
Cash Back	£3750
Total Capital Required	£5000

Rental income	£425
Mortgage cost	£204
Monthly profit	£221

***£1000 after DIP for survey and broker, and remaining balance paid after survey for rest of costs including legals, bridge and packaging fee.

**Payable on completion.

* Pleaser refer to page 3 for terms and conditions



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Further Information

This property is located near to Gleneagles with a variety of attractions including the famous Golf Course and luxury hotel. The village itself has a distillery with a reasonable sized workforce who all want local housing.

The property has electric heating.

Local Agent Comments

Having spoken to local letting agents we have been advised that this property will command between £425 - £550pcm.

Further pictures



Terms and Conditions

We undertake due diligence on all the deals that we promote to ensure availability of investments and authenticity of the information provided.

To avoid a conflict of interest we do not own the properties we promote and therefore the information on which we base our assessment of properties are mostly provided by the selling agent/source. We can not accept responsibility for any misleading information provided via the agent/selling agent.

We will research the local rental market to provide you with update information for supply, demand and rents achieved for the area.

Yield is calculated as a percentage of annual rental income compared to asking price. Annual rental income may be determined using real or estimated (based on local comparables) rental figures.

The financials are approximate guidelines to enable you to reach an educated decision; these figures will be confirmed by your surveyor, broker and solicitor.

We do not accept liability for survey costs failing to reach the indicated market value.

Upon paying for the deal the Ahuja Group will check availability. No payment will be processed prior to this being checked.

Once payment processed an introduction to the selling agent /source will be made.

It is your responsibility to:

- Provide the appointed mortgage broker with your personal financial information within a 72 hour timeframe for them to successfully complete a decision in principal with a suitable lender.
- Ensure you have funds available to complete on the property as deals are reserved on the assumption that you have sufficient buying power/financial/credit worthiness.

We do not offer refunds for this service but we will offer a replacement deal if the deal fails to complete through no fault of your own.

We will not offer a replacement deal if you decide to withdraw prior survey due to changes in your circumstances.

We cannot make guarantees you will exchange on the deals reserved, but our facilitator will endeavour to do everything possible in order to keep the deal alive.

1. The estimated value of the property is based on our research of past prices achieved, estimated current prices being achieved for properties of similar type, location and condition. Please remember it is an estimate and is in no way an indication of what a Chartered Surveyor would value the property at. We advise any would be purchaser to make their own enquiries to ascertain whether our estimated value is reasonable before they instruct a RICS survey.
2. The rental income is based on our own research in to the local housing allowance rates (LHA) and market rent. If let to a DSS claimant on full entitlement the achievable rent would be: **£375**. This is based on the prevailing rate of the Local Housing Allowance (LHA) rates for this current month. If let to a private tenant not in receipt of housing benefit then the rent achievable would be **£425**. This is based on an average asking rental price found on Rightmove and in discussion with the local letting agents. We advise to let to a DSS claimant who is entitled to the maximum housing benefit as per their circumstances. i.e. since if the property is a 4 bedroomed property we recommend you let the property to a DSS claimant entitled to 4 bedrooms. This will be based on the size of his or her family and the certain age and sex of their children.
3. The BMV discount is stated as the discount negotiated relative to the estimated value (ascertained as per note 2) we have given the property.
4. The yield is stated as the annual rental (ascertained as per note 3) divided by the estimated price less the BMV discount.
5. The broker fee must be paid up front, if the deal falls through prior to survey the broker & Survey fee will be held towards the next deal, should the deal fall through after survey the broker fee will be transferred to another property but a new survey fee must be paid. Please note a survey mediation fee of £265 is optional on a case by case basis.
6. We negotiate some deals on the basis that the buyer will pay the vendors legal fees excluding disbursements. The legal fees are an estimate and depends again on complexity. The legal fee stated excludes disbursements such as land registry fees, CHAPS, searches and VAT. We estimate these to total £1400 for a Freehold property with an additional £200 for leasehold. A Pre payment of £500 will be taken upfront to open your account.
7. The bridging fee is the fee paid to a bridging loan company which is the total fee including arrangement fees, interest and application fees.
8. The survey cost is based on the median price of what lenders charge for a property of the type, size and value in question.
9. The Ahuja Group fee is the fee required to receive the full contact details of the agents that are selling the property. Agents are defined as the party whom we have agreed the sale of the property. Sometimes an agent is not involved. In these cases the Ahuja Group fee is the fee required to receive the full details of the vendor.
10. The deposit required to purchase the property is calculated using what we think is the most suitable mortgage product available at the time. We are not mortgage brokers so please see this figure as an indication only. Our brokers Connect IFA/Assigned Broker will be able to give you a more accurate figure. We suggest you contact Connect IFA/Assigned Broker to determine your eligibility to obtain a mortgage before you commit to buy this property.
11. The total capital required is an estimate of what we think you will need to purchase this property. It is an estimate only and we suggest you make your enquiries to how accurate these figures are based on your own personal circumstances.
12. The monthly mortgage cost is based on a **75%** Loan To Value buy to let mortgage being obtained at a borrowing rate of **4.35%**. We suggest you contact Connect IFA/Assigned Broker to get a more accurate figure as the mortgage you can get will be based on your own personal circumstances.
13. The monthly profit figure calculated is the gross profit you can expect to achieve. This is calculated as the rent (ascertained as per note 2) less the mortgage cost (ascertained as per note 13).
14. We stipulate a time frame of 72 hours for a Decision In Principle (DIP) to be completed for mortgage purposes. If the deal is withdrawn because of delay in completing the DIP you will lose your sourcing fee. (Subject to broker availability)
15. Every effort is made to make this property report as accurate as possible however we cannot be held liable for any losses as a result of any investment decisions made from relying on this report. Due diligence should be exercised at all stages including obtaining a survey from a chartered surveyor, performing local authority searches, visual inspection of the property and full investigation of the title of the property by a solicitor.
16. In accordance with the Property Misdescriptions Act 1991, these sales particulars are for general guidance purposes only. They do not constitute or form part of an offer or contract. No structural survey has been carried out. All photographs and descriptions are given as a guide only, and must not be relied upon. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be confirmed by your solicitor.
17. We expect all information given by you to be truthful when disclosing your financial details to the broker involved with this transaction. We do not work with any brokers that we believe are not 100% honest when making a mortgage application. It is your responsibility to ensure the solicitor acting for you applies full disclosure when handling your property transaction