

R2R - SA INVESTMENT

DECEMBER 12, 2023 –
BARTHOLOMEW SQUARE, BRIGHTON,
BN1

SAVVY SOURCING

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BRIGHTON, BN1





CENTRAL BRIGHTON - 2 Bedroom Apartment







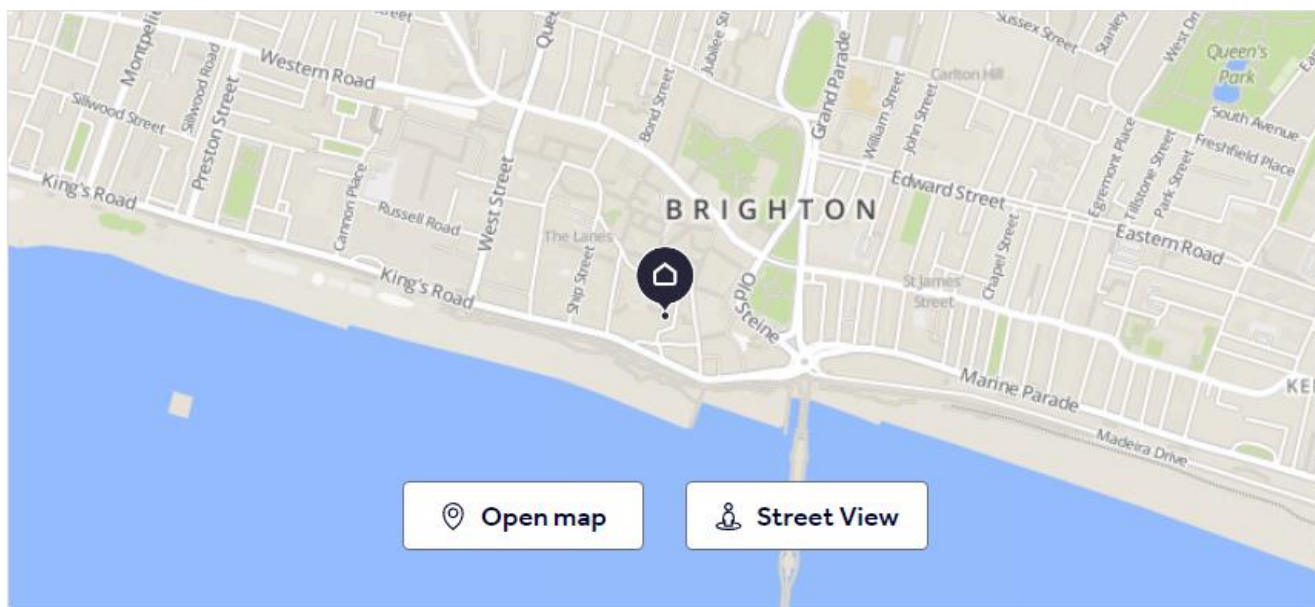
Key features

- Two Double Bedrooms
- Modern Living Throughout
- Integrated Appliances
- Underfloor Heating Throughout
- Close to Brighton Station and Seafront
- Hardwood Flooring
- Third Floor Apartment with Lift
- Option For Furniture

Property description

A very modern and contemporary two double bedroom third floor apartment, ideally located in central Brighton close to the Brighton Pier and transport links.

Location



£969 NET PROFIT BASED ON 70% OCCUPANCY

PROJECTED INVESTMENT FINANCIALS

Income

Term:	3 Years	
Average Nightly Rate:	£200	
Occupancy	70%	
Total Monthly Income	£4,258	PCM

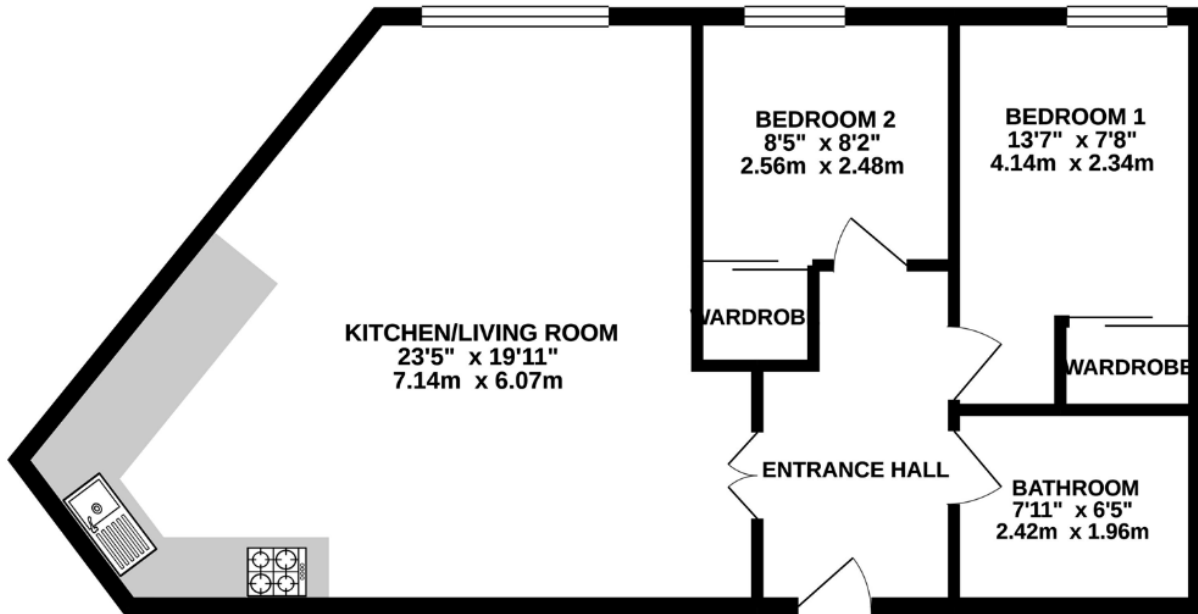
Expenditure

Tenancy Deposit:	£2,307	
Rent	£2,100	PCM
Council Tax/Utilities	£500	PCM
Mgt Fee @ 18%	£689	PCM
Total Monthly Expenditure	£3,289	PCM

Net Profit PCM £969
Net Profit PA £11,628
Net Profit 3 Year Term £34,884
Sourcing Fee £3,000

Floorplan

FLOOR NAME
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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