



PEMBURY POINT

OFF-MARKET *New build properties in **Kent***



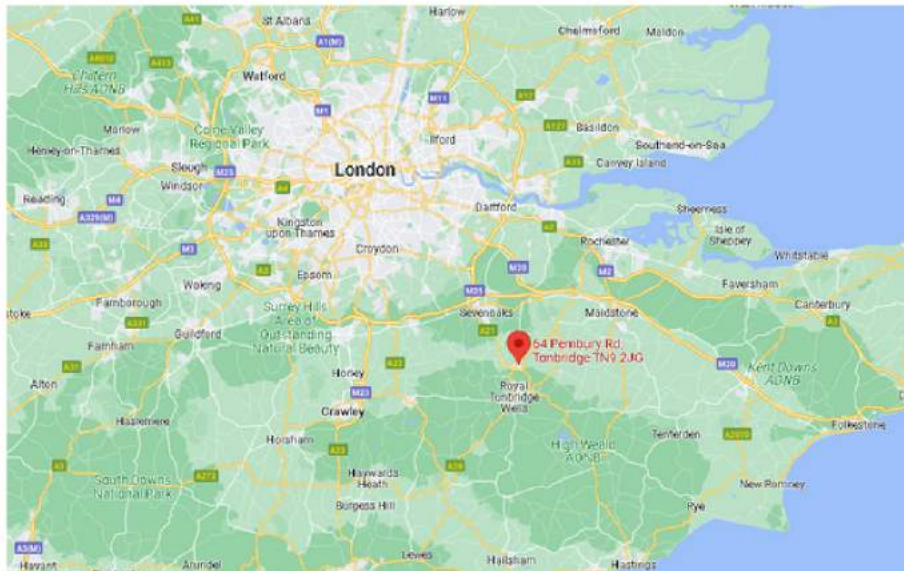
WHY SELLING NOW?



We have put in a bulk offer to help the developer exit the site

LOCATION

England > Kent > Tonbridge > TN9





SUMMARY

Address: 64 Pembury Road, Tonbridge, Kent, TN9 2JG

Beds: 2

Type: Apartments

Tenure: Leasehold (999 years)

Condition: Brand New

List Price: £357,000

Negotiated Price: £329,995

Below Market Value: £27,005

Discount: 8%

Estimated Rent: £1,400pm - £1,700pm

Yield: 5%-6%



WHY HAVE CASTLERIVER SECURED THIS DEAL?

- Perfect example of ticking all the fundamental boxes of a property investment.
- The area went up by 10.2% last year (2021) - strong capital growth.
- Excellent Developer with a strong track record
- Less than a 10 minute walk from Tonbridge Station
- Direct train to London Bridge within approx 30 mins (3 stops).
- Stones throw away from 2 extremely sought-after grammar schools
- 5 minute drive to the hospital, supermarkets and castle.

CAPITAL APPRECIATION REVIEW

- Tonbridge and Malling (June 2021 - June 2022) = +10.2%

COMPARABLES



ADDRESS: Flat 17, Waterside Lodge, Bradford Street, Tonbridge, Kent, TN9 1FS

TYPE: 2bed apartment

SIZE: 733sq ft

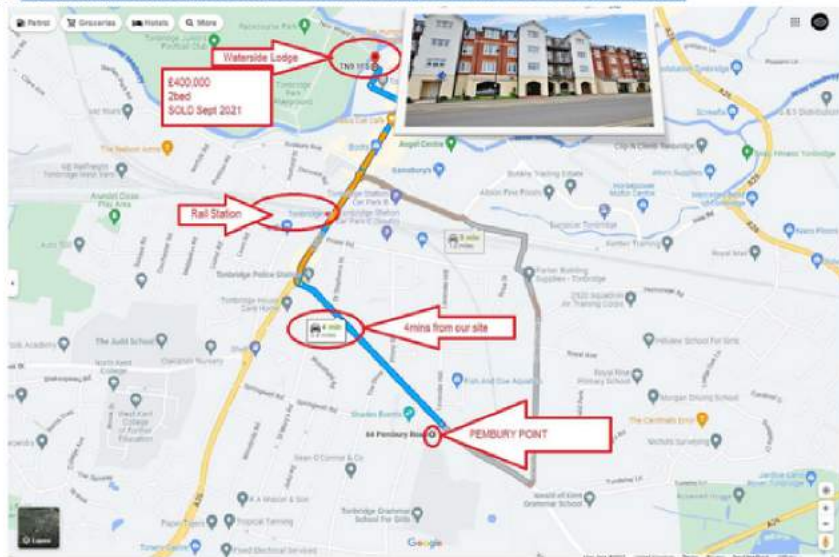
Epsqft: £544

BUILT: 2014 (8 years ago)

SOLD DATE: 30th Sept 2021 (last year)

SOLD PRICE: £400,000

URL: <https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=37023282&sale=14477488&country=england>



COMPARABLES



ADDRESS: Flat 3, Victoria House, 2, Baltic Road, Tonbridge, Kent TN9 2NB
TYPE: 2bed apartment
BUILT: 2016 Conversion (6 years ago)
SOLD DATE: January 2021 (last year)
SOLD PRICE: £400,000
ESTIMATED PRICE 2022: £366,000 - £447,000 / <https://themoovemarket.com/hools/crapertypriken/flat-3-victoria-house-2-baltic-road-tonbridge-tn9-2nb>

Flat 2, Victoria House, 2 Baltic Road, Tonbridge, TN9 2NB

Last sold - Apr 2021
£370,000 Estimated price
£552,000 - £828,000

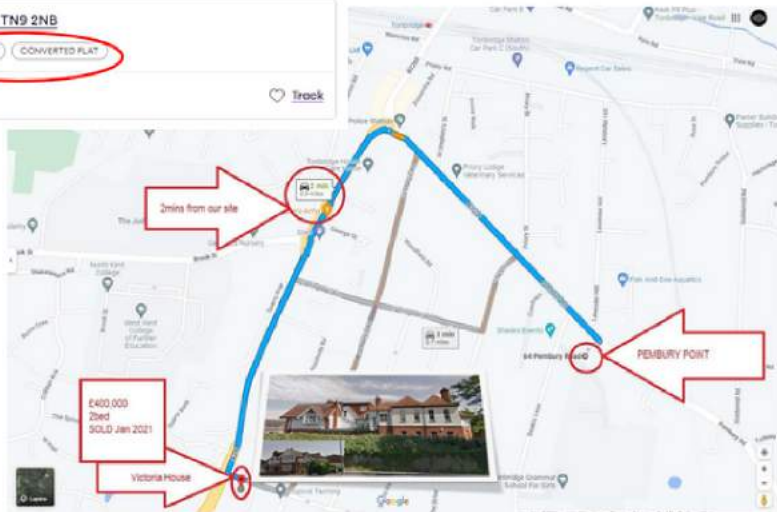


Flat 3, Victoria House, 2 Baltic Road, Tonbridge, TN9 2NB

2 baths 2 beds 1 reception

LEASEHOLD CONVERTED FLAT

Last sold - Jan 2021
£400,000 Estimated price
£366,000 - £447,000



COMPARABLES



ADDRESS: Flat 7, The Lyons, East Street, Tonbridge, Kent TN9 3DQ

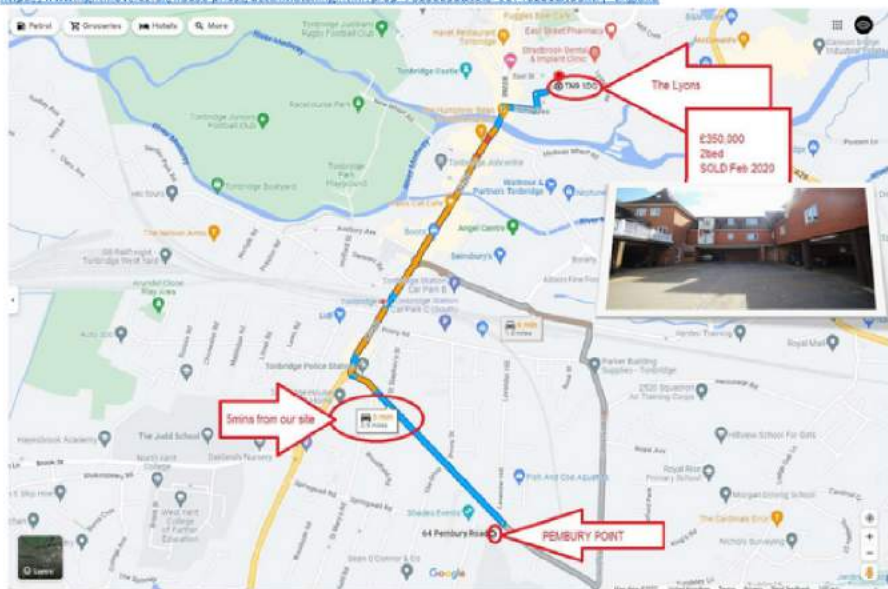
TYPE: 2bed apartment

BUILT: 2002 (20 years ago)

SOLD DATE: 6th Feb 2020 (2 years ago)

SOLD PRICE: £350,000

URL: <https://www.rightmove.co.uk/house-prices/detail/Matching.html?prop=76208036&sale=90745281&country=england>



IMAGES



Immediate £5million of
regeneration

Transforming
this into
that!





CASHFLOW & COST

HIGHLIGHTS

- 10% Deposit on Exchange (£33,000)
- Deposit Held in Solicitor's Escrow
- Balance Due on Completion
- Completion Q1 / Q2 2023
- 10 year Warranty
- Flooring & White Goods included
- Parking included

Plot No	Floor	Beds	Baths	Size (sq ft)	Size (sq m)	Balcony / Terrace	Parking Available	List Price	Purchaser Contract Price	Client Incentive	Discount	Est Rent	Gross Yield	Anticipated Completion Date	Est Ground Rent	Est Service Charge
1	G	2	2	667	62	Garden	Y	£357,000	£329,995	£27,005	8%	£1,375	5.00%	02 March 2023	£250	£1,200

Deposit on Exchange (10%)	Transactional Costs (legals, mortg. survey)	Remaining Deposit on Completion (15%)	Approx Stamp Duty	Total Acquisition Cost (approx)	Mortg pm (75% LTV / 3% int rate)	Gross Annual Profit	Gross Monthly Cashflow	Gross Annual ROI (on amount invested)
£33,000	£2,500	£49,499	£16,399	£101,398	£619	£7,625	£635	8%

DURING CONSTRUCTION

IMAGES





**ALL OUR OPPORTUNITIES ARE ON
A FIRST-COME-FIRST-SERVED BASIS.**

THIS WILL GO QUICKLY!

EMAIL

ENQUIRIES@CASTLERIVER.CO.UK

TO REGISTER YOUR INTEREST

THANKS

Get In Touch

All properties advertised through Castleriver are subject to your own due diligence. While every effort is made to provide reliable information, supported by comparables and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Castleriver accept no liability for the contents of this page, email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment.

EXIT STRATEGY

Before proceeding with any property investment, ask yourself:

Why are you buying?

- to remortgage?
- to sell at a profit?
- to secure cashflow?

BUDGET

Understanding what you can afford is a vital step

ALWAYS FACTOR IN

25%+ Cash Deposit

25%+ cash deposit of the purchase price of a property.

Transactional Costs

Sourcing Fees, Legal Fees, Mortgage Broker Fees, Mortgage Valuation Fee,

Exchange Rate Fluctuations

If you are an expat, you must get a handle on this.

Stamp Duty & Exit Taxes

Stamp Duty, Capital Gains Tax, Corporation Tax, Income Tax.

Insurances

Buildings Insurance, Landlord Insurance, Life Insurance.

Repair & Void Periods

Always allow for a 6-8 week void period in a year. Assess condition of property for imminent or future repairs..



ESTABLISH YOUR FINANCIAL SITUATION

Clarify what size of mortgage you can secure

Your affordability needs to be proved. Enlist the help of a specialist. If you want to speak to our mortgage broker, drop us an email at enquiries@castleriver.co.uk



Income

Mortgage lenders will want to know what your job is, how long you've been doing it and most importantly how much you're paid for doing it.

Established Identity

You must be correctly established in the UK tax system and be ready to complete your self-assessment.

Credit History

A bank will want to know how financially responsible you are. **TIP: Keep a line of credit open in the UK if you're abroad**

Deposit Amount

This has to be from savings or accumulated funds, not from a loan.

Proof of ID

A lender will need to know exactly whom they are lending money to.

Other Properties

Showing experience will count in your favour, but it is not a deal-breaker.



MAKE SURE
YOU LOOK
INTO THIS IF
YOU ARE
BASED
ABROAD

Currency Transfer

- Choose a suitable currency transfer mechanism: as a non-resident of the UK.

Declare and Pay Your Taxes

- Sign up for the Non-Resident Landlord Scheme with HMRC.

Budget

- Budget for repairs, void periods and general maintenance costs.

**A quick tip from
the CEO**



"THE FASTEST WAY TO
BUILD A PROPERTY
PORTFOLIO IS TO USE
OUR "DCG" FORMULA"

Shane Hindocha

A vertical decorative bar on the left side of the slide, composed of three parallel vertical stripes in shades of teal and light blue.

WHAT IS THE DCG FORMULA?



Discount



Cashflow



Growth

DCG FORMULA EXPLAINED



- **Discount**
Wherever possible, try to negotiate & secure a discount on your purchase (also known as buying below-market-value / BMV). This gives you in-built equity on Day 1 of purchase & also means that you are buying at a price from the past!
- **Cashflow**
Ensure that your property can be income-generating for you ASAP. The way to look at it is this...although YOU are securing a mortgage on the property, YOUR TENANT is actually going to pay for it!
- **Growth**
Buy an opportunity that is likely to go up in value more so than others. Once you get your head around compound growth, all you have to do is keep the property!



BE DRIVEN BY THE NUMBERS AND THE LOCATION

Everyone is looking for the next "hotspot." But also focus on the numbers...



CASTLERIVER HELP
PEOPLE BUILD
PROPERTY INVESTMENT
PORTFOLIOS



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