



Investment Property Sell or Keep Fact Find





Sell or Keep fact find

Property

| (a) | | Year bought | 2008 | |
|-----|----------|--------------|------|---------|
| (b) | b) Paid | | £ | 200,000 |
| (c) | | Loan amount | £ | 140,000 |
| | (b)-(c)= | Deposit paid | £ | 60,000 |

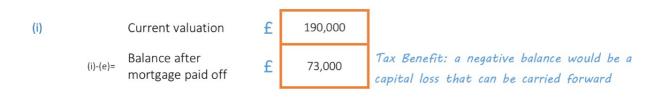
Today

| | | Interest rate | | 5.2 | % |
|-----|-----------|-----------------------|---|---------|--|
| | | Term | | 25 | years |
| (d) | 2015–(a)= | Years since bought | | 7 | years |
| (e) | | Mortgaged outstanding | £ | 117,000 | http://www.moneysavingexpert.com/mortgages/mortgage-rate- calculator and select the year in (d) to estimate balance |
| | (c)-(e)= | Mortgage paid off | £ | 23,000 | Good to know |

Did the investment generate surplus or need top up

| (f) | | Monthly mortgage payment | £ | 814 | Use http://www.moneysavingexpert.com/mortgages/mortgage-rate-calculator to estimate a monthly mortgage payment |
|-----|-------------|--|---|--------|--|
| (g) | | Monthly rent | £ | 1000 | |
| (h) | (g)-(f)= | Surplus/top-up | £ | 186 | |
| | (h)x12x(d)= | Total surplus or top- up paid over the term | £ | 15,456 | Good to know |

If sold property today



Recommendation: Over the term you made £15,456 and on sale £13,000, plus original £60,000 deposit back

The form is for information only and does not represent any financial or tax advice. Please seek financial and tax advice from a regulated independent financial advisor or qualified chartered accountant.



Sell or Keep fact find

Tax Benefit: a negative balance

carried forward

would be a capital loss that can be

Property



Recommendation:

(i)-(e)=

Balance after

mortgage paid off

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£