



BMV & Options Phone Call Practice 9

MOTIVATED SELLER 9 – Mr Ken Watts

5 Sprignal, Peterborough, PE3 1TS

2 bed flat

Currently landlord of this flat

Empty – has been void for 4 months and wants rid of it

Estate Agent valuation £95k for similar properties

Not on with agent yet, but thinking about it

Bought for £80k in 2006

Mortgage is interest only at £46k

Needs cleaning – bit of a mess after last tenants

Kitchen and bathroom OK but need painting

Would take £90k – wants cash for his business

Rental potential £495 pcm



MOTIVATED SELLER 10 – Mr & Mrs Brian Gelding

24 Nugents Street, Peterborough, PE2 8SN
4 bed semi-detached
Moving to a retirement home at £450 per month
No children to help them
No mortgage on the property
Carpets are brown patterned and bathroom suite is avocado green
£230k wanted – similar sold 2 years ago at £220k
Bought in 2002 for £180k
Rental Potential is £900 pcm for a family
Room rate is £75 per week
Near good schools and hospital

MOTIVATED SELLER 11 – Mr Craig North

1a Chessington Crescent, Hull, HU1 7DT
1 bed flat, Hull City Centre
2nd floor of 6
Getting married and needs bigger place for family
Estate Agent valuations at £65k – two came round to value but hasn't instructed yet
£55k mortgage – interest only
£220 pcm mortgage payment
Service charge is £1200 p.a.
Ground Rent is £200 p.a.
Rental potential is £375 pcm
No other loans outstanding
Two offers turned down at £58k and £61k