Sample prospectus — illustrative only. Not a live property pack.

Property analysis prospectus (sample)

Marketing preview • Lead-safe view

1) Property Summary

This three-bedroom terraced house in CB4 is listed at £285,000 with light refurb scope (condition category 3). Buy-to-let is the primary strategy: local rent evidence supports a maximum offer around £248,000 with projected ROI of 6.8% at that price. The last registered sale was £210,000 in 2019, giving strong equity versus today's asking price. Environmental checks show low flood risk and EPC C, with room for efficiency upgrades after refurb.

Outcode	Property type	Bedrooms	SQF	Refurb status	Asking price
CB4	terraced	3	780	Unmodernised	£285,000

Tenure	Leasehold

2) Price & equity

Asking price	Purchase price	Last sold price	Last sold date	Equity	Equity %
£285,000	£265,000	£210,000	Aug 2019	£75,000	26.32%

3) Deal maths (sample)

Line item	Amount
Purchase price	£265,000
Stamp duty	£8,500
Legals	£2,000
Refurbishment	£12,000
Mortgage deposit	£66,250
Mortgage interest (annual)	£7,200

Return metric	Value
Conservative GDV	£320,000
Resulting ROI	12.40%

4) Comparable evidence (sample)

Comp 1	
Sale price	£305,000
Date sold	Nov 2025

Comp 2	
Sale price	£298,000
Date sold	Sep 2025

Comp 3	
Sale price	£312,000
Date sold	Jul 2025