

Small 2-Bed House (H1)	Normal Letting Agents			Find UK Property
Management Quality	Poor	Average	Good	Guaranteed Rent
10 Year Net Rental Income	£29,352	£38,822	£48,702	£59,000
Breakdown				
Maximum Possible Gross Rent	£65,000	£65,000	£65,000	£60,000
Void Periods (Estimate)	£6,500	£3,250	£1,300	NIL
Tenant Not Paying (Estimate)	£4,420	£3,250	£0	NIL
Gross Rent Received (Estimate)	£54,080	£58,500	£63,700	£60,000
Management Fee	£3,200	£5,850	£6,370	NIL
Council Licensing Fees - 10 yr	£600	£600	£600	Included
Annual Gas Certificates - 10 yr	£750	£750	£750	Included
Electric Certs - 5 Yearly	£258	£258	£258	Included
Costs of Void Periods	£3,250	£1,625	£650	Included
Finding Tenant Fees X 5	£975	£975	£975	Included
Annual Tenancy Renewal Fee X 5	£495	£495	£495	Included
Repairs Over 10 Years	£8,000	£5,000	£3,000	Included
Tenant Damage	£3,250	£1,625	£650	Included
Tenant Eviction/Court Costs	£2,000	£1,000	£0	Included
Annual Insurance For 10 years	£1,950	£1,500	£1,250	£1,000
Total 10 Year Costs	£24,728	£19,678	£14,998	£1,000
10 Year Net Rental Income	£29,352	£38,822	£48,702	£59,000