



Petal & Paper

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Buy-to-let property tracker



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PROPERTY INVESTMENT

BTL tracker

Property details

Address: _____ Purchase price: £____
Mortgage: £____/month Rate: ____% fixed until: _____
Rental income: £____/month Annual: £____
Agent (if managed): _____
Fee: ____%

Expenses

Mortgage interest: £____ Agent fees: £____
Insurance: £____ Ground rent / service charge: £____
Repairs this year: £____ (itemise for tax: _____)
Gas safety: £____ EICR: £____ Other compliance: £____
Total expenses: £____

Income and voids

Q1 income: £____ Voids: ____ weeks Q1 total: £____
Q2 income: £____ Voids: ____ weeks Q2 total: £____
Q3 income: £____ Voids: ____ weeks Q3 total: £____
Q4 income: £____ Voids: ____ weeks Q4 total: £____
Annual income: £____ Total void weeks: ____

Yield and return

Gross yield: ____% (annual rent / purchase price × 100)
Net yield: ____% (income – expenses / purchase price × 100)
Annual profit: £____ Tax payable (estimate): £____
Property value (estimate): £____ Equity: £____