

Projected Acquisition Costs

Property price	£89,000
Sourcing fee	£5,000
Stamp duty	£2,670
Valuation fee	£500
Legal, Incorporation & Other Fees	£2,830
Total Property Investment	£100,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£10,606	£10,606	£10,606	£10,606	£10,606	£53,030
Property insurance	£350	£350	£350	£350	£350	£1,750
Accounting fees	£720	£720	£720	£720	£720	£3,600
Maintenance charge	£400	£400	£400	£400	£400	£2,000
Service charge	£0	£0	£0	£0	£0	£0
Corporation tax	£1,534	£1,534	£1,534	£1,534	£1,534	£7,672
Management charge Yielders	£1,061	£1,061	£1,061	£1,061	£1,061	£5,303
						£32,705

Projected Property Sale Costs

Agent fees	£	1,037
Legal fees	£	518
Yielders profit share	£	1,345

Projected Growth Assumptions

Property Investment start of term	£	100,000
Projected net return appreciation		0.64%
Property Value at the end of term (after Property Sale Costs)	£	100,636

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Annual Yield	£6,541	£6,541	£6,541	£6,541	£6,541	£32,705
Net Capital Appreciation					£636	£636
Net Yield %	6.54%	6.54%	6.54%	6.54%	6.54%	32.71%
Net Capital Appreciation %					0.64%	0.64%
Total Net Return %	6.54%	6.54%	6.54%	6.54%	7.18%	33.34%

Disclaimer - These calculations are generated to illustrate the costs of acquisition and projected on-going running costs

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