

Projected Acquisition Costs

Property price	£226,000
Selective licensing fee	£0
Furniture costs	£0
Stamp duty	£0
Valuation fee	£0
Legal, Incorporation & Other Fees	£0
Total Property Investment	£226,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£16,000	£16,000				£32,000
Property insurance	£150	£150				£300
Accounting fees	£720	£720				£1,440
Maintenance charge	£240	£240				£480
Service charge	£0	£0				£0
Corporation tax	£2,525	£2,525				£5,050
Management charge Yielders	£1,600	£1,600				£3,200
						£21,530

Projected Property Sale Costs

Agent fees	£ 2,452
Legal fees	£ 1,226
Yielders profit share	£ 2,774

Projected Growth Assumptions

Property Investment start of term	£ 226,000
Projected net return appreciation	2.56%
Property Value at the end of term (after Property Sale Costs)	£ 231,785

Projected Mini Statement

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Subtotal</u>
Annual Yield	£10,765	£10,765				£21,530
Net Capital Appreciation		£5,785				£5,785
Net Yield %	4.76%	4.76%				9.53%
Net Capital Appreciation %		2.56%				2.56%
Total Net Return %	4.76%	7.32%				12.09%

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

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