

Projected Acquisition Costs

Property price	£225,000
Renovation costs	£15,000
Furniture costs	£0
Stamp duty	£8,750
Valuation fee	£300
Legal, Incorporation & Other Fees	£950
Total Property Investment	£250,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£23,000	£23,000	£23,000			£69,000
Property insurance	£250	£260	£275			£785
Accounting fees	£600	£600	£600			£1,800
Maintenance charge	£0	£0	£0			£0
Corporation tax	£4,370	£4,370	£4,140			£12,880
Management charge Yielders	£2,300	£2,300	£2,300			£6,900
						£46,635

Projected Property Sale Costs

Agent fees	£2,664
Legal fees	£1,332
Yielders profit share	£3,870

Projected Growth Assumptions

Total Property Investment	£250,000
Estimated Sale Price (at end of term)	£266,400
Estimated disposal costs (Corporation Tax, Yielders, Agency & Legal Fees)	£9,573
Estimated net capital appreciation after fees	£6,827

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Net Annual Yield	£15,480	£15,470	£15,685			£46,635
Net Capital Appreciation			£6,827			£6,827
Net Yield %	6.19%	6.19%	6.27%			18.65%
Net Capital Appreciation %			2.73%			2.73%
Total Net Return %	6.19%	6.19%	9.00%			21.38%
Annualised Net Return %	7.13%	7.13%	7.13%			

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

RISK WARNING: Investments in property and unlisted shares carry risk and you may not receive the anticipated returns and your capital may be at risk. Yielders does not provide any advice in relation to investments and you must rely on your own due diligence before investing. Please remember that property prices can go down as well as up and that all figures, rates and yields are projections only and should not be relied on. If in doubt, please seek the advice of a financial adviser. Yielders Investments are only available to certain specified persons who are sufficiently sophisticated to understand the risks.