

Projected Acquisition Costs

Property price	103,500
Rennovation costs	-
Furniture costs	-
Stamp duty	3,105
Valuation fee	120
Legal fees	1,412
Incorporation fees	158
Total Property Costs	108,295
Yielders Initial Fee	2,705
Total Property Investment	111,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	12,100	12,100	12,100	12,100	12,100	60,500
Property insurance	280	280	280	280	280	1,400
Valuation provision	48	48	48	48	48	240
Accounting fees	750	750	750	750	750	3,750
Maintenance provision	303	303	303	303	303	1,513
Corporation tax	1,816	1,816	1,816	1,816	1,816	9,080
Management charge Yielders	1,210	1,210	1,210	1,210	1,210	6,050
						38,468

Projected Property Sale Costs

Legal fees	1,150
Agent fees	1,200
Yielders profit share	248

Projected Growth Assumptions

Property Investment start of term	111,000
Projected net return appreciation	1.02%
Property Value at the end of term (after Property Sale Costs)	112,136

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Yield	£ 7,694	£ 7,694	£ 7,694	7,694	7,694
Net Capital Appreciation					£ 1,136
Net Yield %	6.93%	6.93%	6.93%	6.93%	6.93%
Net Appreciation %					1.02%
Forecast Asset Appreciation					0.00%
Total Net Return % (Yearly)	6.93%	6.93%	6.93%	6.93%	7.95%
Cumulative Rental Payments	£ 7,694	£ 15,387	£ 23,081	£ 30,774	£38,468
Total Cumulative Payments					£39,604
Cumulative Total Net Return %					35.68%

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

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