

Projected Acquisition Costs

Property price	99,750
Renovation costs	-
Furniture costs	-
Stamp duty	2,992
Valuation fee	120
Legal fees	1,412
Incorporation & Other fees	232
Total Property Costs	104,506
Yielders Initial Fee	2,494
Total Property Investment	107,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	11,262	11,262	11,262	11,262	11,262	56,310
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	282	282	282	282	282	1,408
Corporation tax	1,677	1,677	1,677	1,677	1,677	8,383
Management charge Yielders	1,126	1,126	1,126	1,126	1,126	5,631
						35,498

Projected Property Sale Costs

Legal fees	1,050
Agent fees	1,200
Yielders profit share	638

Projected Growth Assumptions

Property Investment start of term	107,000
Projected net return appreciation	-4.57%
Property Value at the end of term (after Property Sale Costs)	102,113

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Yield	£ 7,100	£ 7,100	£ 7,100	7,100	7,100
Net Capital Appreciation					-£ 4,888
Net Yield %	6.64%	6.64%	6.64%	6.64%	6.64%
Net Appreciation %					-4.57%
Forecast Asset Appreciation					0.00%
Total Net Return %	6.64%	6.64%	6.64%	6.64%	2.07%
Cumulative Rental Payments	£ 7,100	£ 14,199	£ 21,299	£ 28,399	£35,498
Total Cumulative Payments					£30,611
Cumulative Total Net Return %					28.61%

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. Yielders Limited is directly authorised and regulated by the Financial Conduct Authority (745636)

Yielders Ltd. Company Number: 09757611"