



	Acquisition Price	£	414,000
	Agent Fee	£	-
	Legal Fee	£	2,200
	Planning	£	43,000
	Stamp Duty	£	12,500
	Yielders Structuring Fee 1.25%	£	17,540
	Total Acquisition Cost	£	489,240
CapExp			
	Building	£	903,897
	Contingency	£	16,103
	Monitoring Surveyor	£	11,500
	Total CAPEX	£	931,500
Acquisition Cost After Capex		£	1,420,740

Selling Financials			
	Sale Price	£	2,100,000
	Developer Profit Share 50%	-£	339,630
	Agent fee 0%	£	-
	Yielders Profit Share 27.77%	-£	93,746.39
	Corporation tax 19%	-£	46,717.87

	Capital in hand after fee before tax	£	1,666,624
		£	679,260
	Gross Profit before tax & after fees	£	245,884
	Gross ROI before fees & tax		17.3%
	Net Profit after fees & tax	£	199,166
Net ROI after fees & tax			14.02%
Annualised			16.82%

	Investment Ticket Size	Stake In Investment	Portion of Profit
£	50,000	3.5%	£7,009
£	75,000	5.3%	£10,514
£	100,000	7.0%	£14,018
£	125,000	8.8%	£17,523
£	150,000	10.6%	£21,028
£	175,000	12.3%	£24,532
£	200,000	14.1%	£28,037
£	250,000	17.6%	£35,046
£	500,000	35.2%	£70,092