

Projected Acquisition Costs

Property price	£119,134
Renovation costs	£0
Furniture costs	£0
Stamp duty	£1,191
Valuation fee	£0
Legal, Incorporation & Other Fees	£5,275
Total Property Investment	£125,600

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£13,608	£13,608	£13,608	£13,608	£13,608	£68,040
Property insurance	£750	£750	£750	£750	£750	£3,750
Accounting fees	£720	£720	£720	£720	£720	£3,600
Maintenance charge	£400	£400	£400	£400	£400	£2,000
Corporation tax	£1,764	£1,764	£1,764	£1,764	£1,764	£8,821
Management charge Yielders	£1,361	£1,361	£1,361	£1,361	£1,361	£6,804
						£43,065

Projected Property Sale Costs

Agent fees	£	1,388
Legal fees	£	1,500
Yielders profit share	£	2,841

Projected Growth Assumptions

Property Investment start of term	£	125,600
Projected net return appreciation		4.93%
Property Value at the end of term (after Property Sale Costs)	£	131,794

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	£8,613	£8,613	£8,613	£8,613	£8,613	£43,065
Net Capital Appreciation					£6,194	£6,194
Net Yield %	6.86%	6.86%	6.86%	6.86%	6.86%	34.29%
Net Capital Appreciation %					4.93%	4.93%
Total Net Return %	6.86%	6.86%	6.86%	6.86%	11.79%	39.22%

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 Ltd. Company Number: 09757611 | FCA Regulated: 745636. Yielders does not provide any advice in relation to investments and you must rely on your own due diligence before investing. Investments in property and unlisted shares carry risk and you may not receive the anticipated returns and your capital may be at risk.