

**Projected Acquisition Costs**

Property price	£285,000
Renovation costs	£0
Furniture costs	£0
Stamp duty	£12,800
Valuation fee	£300
Legal, Incorporation & Other Fees	£1,900
<b>Total Property Investment</b>	<b>£300,000</b>

**Projected Annual Income Statement**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£24,000	£24,000	£24,000			£72,000
Property insurance	£515	£515	£515			£1,545
Accounting fees	£600	£600	£600			£1,800
Maintenance charge	£0	£0	£0			£0
Corporation tax	£4,800	£4,800	£4,800			£14,400
Management charge Yielders	£2,400	£2,400	£2,400			£7,200
						<b>£47,055</b>

**Projected Property Sale Costs**

Agent fees	£3,360
Legal fees	£1,680
Yielders profit share	£7,560

**Projected Growth Assumptions**

Total Property Investment	£300,000
Estimated Sale Price (at end of term)	£336,000
Estimated disposal costs (Corporation Tax, Yielders, Agency & Legal Fees)	£17,280
Estimated net capital appreciation after fees	£18,720

**Projected Mini Statement**

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Net Annual Yield	£15,685	£15,685	£15,685			<b>£47,055</b>
Net Capital Appreciation			£18,720			<b>£18,720</b>
Net Yield %	5.23%	5.23%	5.23%			<b>15.68%</b>
Net Capital Appreciation %			6.24%			<b>6.24%</b>
Total Net Return %	5.23%	5.23%	11.47%			<b>21.92%</b>
Annualised Net Return %	7.31%	7.31%	7.31%			

*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.