

**Projected Acquisition Costs**

Property price	£111,000
Renovation costs	£0
Furniture costs	£4,000
Stamp duty	£1,110
Valuation fee	£250
Legal, Incorporation & Other Fees	£5,840
<b>Total Property Investment</b>	<b>£122,200</b>

**Projected Annual Income Statement**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£13,573	£13,573	£13,573	£13,573	£13,573	£67,865
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	£1,759	£1,759	£1,759	£1,759	£1,759	£8,794
Management charge Yielders	£1,357	£1,357	£1,357	£1,357	£1,357	£6,787
						<b>£42,935</b>

**Projected Property Sale Costs**

Agent fees	£	1,293
Legal fees	£	1,500
Yielders profit share	£	2,039

**Projected Growth Assumptions**

Property Investment start of term	£	122,200
Projected net return appreciation		1.55%
Property Value at the end of term (after Property Sale Costs)	£	124,095

**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	£8,587	£8,587	£8,587	£8,587	£8,587	<b>£42,935</b>
Net Capital Appreciation					£1,895	<b>£1,895</b>
Net Yield %	7.03%	7.03%	7.03%	7.03%	7.03%	<b>35.13%</b>
Net Capital Appreciation %					1.55%	<b>1.55%</b>
Total Net Return %	7.03%	7.03%	7.03%	7.03%	8.58%	<b>36.69%</b>

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

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