

Projected Acquisition Costs

Property price	£114,139
Renovation costs	£0
Sourcing fee	£3,500
Stamp duty	£1,191
Valuation fee	£95
Legal, Incorporation & Other Fees	£4,075
Total Property Investment	£123,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£13,432	£13,432	£13,432	£13,432	£13,432	£67,160
Property insurance	£300	£300	£300	£300	£300	£1,500
Accounting fees	£720	£720	£720	£720	£720	£3,600
Maintenance charge	£400	£400	£400	£400	£400	£2,000
Corporation tax	£1,814	£1,814	£1,814	£1,814	£1,814	£9,068
Management charge Yielders	£1,343	£1,343	£1,343	£1,343	£1,343	£6,716
						£44,276

Projected Property Sale Costs

Agent fees	£	1,340
Legal fees	£	1,500
Yielders profit share	£	2,342

Projected Growth Assumptions

Property Investment start of term	£	123,000
Projected net return appreciation		3.91%
Property Value at the end of term (after Property Sale Costs)	£	127,808

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	£8,855	£8,855	£8,855	£8,855	£8,855	£44,276
Net Capital Appreciation					£4,808	£4,808
Net Yield %	7.20%	7.20%	7.20%	7.20%	7.20%	36.00%
Net Capital Appreciation %					3.91%	3.91%
Total Net Return %	7.20%	7.20%	7.20%	7.20%	11.11%	39.91%

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

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