

**Projected Acquisition Costs**

Property price	£215,000
Rennovation costs	£1,400
Furniture costs	£0
Stamp duty	£8,250
Valuation fee	£225
Legal, Incorporation & Other Fees	£1,125
<b>Total Property Investment</b>	<b>£226,000</b>

**Projected Annual Income Statement**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£22,540	£22,540	£22,540	£22,540	£22,540	£112,700
Property insurance	£515	£515	£515	£515	£515	£2,576
Accounting fees	£600	£600	£600	£600	£600	£3,000
Maintenance charge	£0	£0	£0	£0	£0	£0
Corporation tax	£4,508	£4,508	£4,508	£4,508	£4,508	£22,540
Management charge Yielders	£2,254	£2,254	£2,254	£2,254	£2,254	£11,270
						<b>£73,314</b>

**Projected Property Sale Costs**

Agent fees	£2,486
Legal fees	£1,243
Yielders profit share	£4,740

**Projected Growth Assumptions**

Property Purchase Price	£215,000
Estimated Sale Price (at end of term)	£250,860
Estimated disposal costs (Corporation Tax, Yielders, Agency & Legal Fees)	£12,046

**Projected Mini Statement**

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Net Annual Yield	£14,663	£14,663	£14,663	£14,663	£14,663	<b>£73,314</b>
Net Capital Appreciation					24,860	<b>£24,860</b>
Net Yield %	6.49%	6.49%	6.49%	6.49%	6.49%	<b>32.44%</b>
Net Capital Appreciation %					11.56%	<b>11.56%</b>
Total Net Return %	6.49%	6.49%	6.49%	6.49%	18.05%	<b>44.00%</b>

*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. Yielders Limited is an Appointed Representative of Sapia Partners LLP, a firm authorised and regulated by the Financial Conduct Authority