

Projected Acquisition Costs

Property price	£177,500
Selective licensing fee	£1,740
Sourcing fee	£6,260
Stamp duty	£2,400
Valuation fee	£480
Legal, Incorporation & Other Fees	£10,620
Total Property Investment	£199,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£21,061	£21,061	£21,061	£21,061	£21,061	£105,305
Property insurance	£700	£700	£700	£700	£700	£3,500
Accounting fees	£720	£720	£720	£720	£720	£3,600
Maintenance charge	£400	£400	£400	£400	£400	£2,000
Service charge	£0	£0	£0	£0	£0	£0
Corporation tax	£2,913	£2,913	£2,913	£2,913	£2,913	£14,565
Management charge Yielders	£2,106	£2,106	£2,106	£2,106	£2,106	£10,531
						£71,110

Projected Property Sale Costs

Agent fees	£	2,068
Legal fees	£	1,034
Yielders profit share	£	3,085

Projected Growth Assumptions

Property Investment start of term	£	199,000
Projected net return appreciation		0.67%
Property Value at the end of term (after Property Sale Costs)	£	200,328

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	£14,222	£14,222	£14,222	£14,222	£14,222	£71,110
Net Capital Appreciation					£1,328	£1,328
Net Yield %	7.15%	7.15%	7.15%	7.15%	7.15%	35.73%
Net Capital Appreciation %					0.67%	0.67%
Total Net Return %	7.15%	7.15%	7.15%	7.15%	7.81%	36.40%

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

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