

Projected Acquisition Costs

Property price	£125,000
Renovation costs	£0
Furniture costs	£0
Stamp duty	£0
Valuation fee	£0
Legal, Incorporation & Other Fees	£3,000
Total Property Investment	£128,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£10,300	£10,300	£10,300	£10,300	£10,300	£51,500
Property insurance	£0	£0	£0	£0	£0	£0
Accounting fees	£345	£345	£345	£345	£345	£1,725
Maintenance charge	£0	£0	£0	£0	£0	£0
Service charge	£0	£0	£0	£0	£0	£0
Corporation tax	£1,891	£1,891	£1,891	£1,891	£1,891	£9,457
Management charge Yielders	£0	£0	£0	£0	£0	£0
						£40,318

Projected Property Sale Costs

Agent fees	£ 1,157
Legal fees	£ 738
Yielders profit share	£ 2,546

Projected Growth Assumptions

Property Investment start of term	£ 128,000
Projected net return appreciation	9.53%
Property Value at the end of term (after Property Sale Costs)	£ 140,198

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Annual Yield	£8,064	£8,064	£8,064	£8,064	£8,064	£40,318
Net Capital Appreciation					£12,198	£12,198
Net Yield %	6.30%	6.30%	6.30%	6.30%	6.30%	31.50%
Net Capital Appreciation %					9.53%	9.53%
Total Net Return %	6.30%	6.30%	6.30%	6.30%	15.83%	41.03%

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

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