

Projected Acquisition Costs

Property price	£435,000
Selective licensing fee	£0
Sourcing fee	£6,525
Stamp duty	£15,050
Valuation fee	£800
Legal, Incorporation & Other Fees	£16,625
Total Property Investment	£474,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£30,754	£30,754	£30,754	£30,754	£30,754	£153,772
Property insurance	£0	£0	£0	£0	£0	£0
Accounting fees	£720	£720	£720	£720	£720	£3,600
Maintenance charge	£0	£0	£0	£0	£0	£0
Service charge	£1,250	£1,250	£1,250	£1,250	£1,250	£6,250
Corporation tax	£4,885	£4,885	£4,885	£4,885	£4,885	£24,424
Management charge Yielders	£3,075	£3,075	£3,075	£3,075	£3,075	£15,377
						£104,121

Projected Property Sale Costs

Agent fees	£ 5,511
Legal fees	£ 2,755
Yielders profit share	£ 16,137

Projected Growth Assumptions

Property Investment start of term	£ 474,000
Projected net return appreciation	9.00%
Property Value at the end of term (after Property Sale Costs)	£ 516,666

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Annual Yield	£20,824	£20,824	£20,824	£20,824	£20,824	£104,121
Net Capital Appreciation					£42,666	£42,666
Net Yield %	4.39%	4.39%	4.39%	4.39%	4.39%	21.97%
Net Capital Appreciation %					9.00%	9.00%
Total Net Return %	4.39%	4.39%	4.39%	4.39%	13.39%	30.97%

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

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