

Projected Acquisition Costs

Property price	£450,000
Selective licensing fee	£0
Sourcing fee	£6,750
Stamp duty	£15,500
Valuation fee	£800
Legal, Incorporation & Other Fees	£17,950
Total Property Investment	£491,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£36,000	£36,000	£36,000	£36,000	£36,000	£180,000
Property insurance	£500	£500	£500	£500	£500	£2,500
Accounting fees	£720	£720	£720	£720	£720	£3,600
Maintenance charge	£0	£0	£0	£0	£0	£0
Service charge	£0	£0	£0	£0	£0	£0
Corporation tax	£5,924	£5,924	£5,924	£5,924	£5,924	£29,621
Management charge Yielders	£3,600	£3,600	£3,600	£3,600	£3,600	£18,000
						£126,279

Projected Property Sale Costs

Agent fees	£ 5,930
Legal fees	£ 2,965
Yielders profit share	£ 20,331

Projected Growth Assumptions

Property Investment start of term	£ 491,000
Projected net return appreciation	12.01%
Property Value at the end of term (after Property Sale Costs)	£ 549,956

Projected Mini Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
Annual Yield	£25,256	£25,256	£25,256	£25,256	£25,256	£126,279
Net Capital Appreciation					£58,956	£58,956
Net Yield %	5.14%	5.14%	5.14%	5.14%	5.14%	25.72%
Net Capital Appreciation %					12.01%	12.01%
Total Net Return %	5.14%	5.14%	5.14%	5.14%	17.15%	37.73%

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 Ltd. Company Number: 09757611 | FCA Regulated: 745636. Yielders does not provide any advice in relation to investments and you must rely on your own due diligence before investing. Investments in property and unlisted shares carry risk and you may not receive the anticipated returns and your capital may be at risk.