

Projected Acquisition Costs

Property price	£162,000
Selective licensing fee	£0
Sourcing fee	£2,430
Stamp duty	£5,062
Valuation fee	£720
Legal, Incorporation & Other Fees	£9,788
Total Property Investment	£180,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Target Rent (p.a.)	£14,479	£14,479	£14,479	£14,479	£14,479	£72,395
Property insurance	£523	£523	£523	£523	£523	£2,616
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	£2,240	£2,240	£2,240	£2,240	£2,240	£11,198
Management charge Yielders	£1,448	£1,448	£1,448	£1,448	£1,448	£7,240
						£47,741

Projected Property Sale Costs

Agent fees	£ 2,174
Legal fees	£ 1,087
Yielders profit share	£ 7,837

Projected Growth Assumptions

Property Investment start of term	£ 180,000
Projected net return appreciation	11.83%
Property Value at the end of term (after Property Sale Costs)	£ 201,303

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	£9,548	£9,548	£9,548	£9,548	£9,548	£47,741
Net Capital Appreciation					£21,303	£21,303
Net Yield %	5.30%	5.30%	5.30%	5.30%	5.30%	26.52%
Net Capital Appreciation %					11.83%	11.83%
Total Net Return %	5.30%	5.30%	5.30%	5.30%	17.14%	38.36%

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

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