

Projected Acquisition Costs

Property Purchase Price	£292,000
Stamp Duty	£13,360
Remedial Work	£10,000
Valuation fee	£800
Legal Fee	£1,500
Incorporation Fee	£50
Yielders Setup Fee	£7,943
Bank Charges	£1,628
Cash Balancing Figure	£719
Total Property Investment	£328,000

Projected Annual Income Statement

	Year 1	Year 2	Year 3	Total
Target Rent (p.a.)	£19,912	£19,912	£19,912	£59,736
Property Insurance	£357	£357	£357	£1,071
Accounting fees	£770	£770	£770	£2,310
Maintenance Costs	£500	£500	£500	£1,500
Service Charge	£75	£75	£75	£225
Yielders Management Fee	£1,991	£1,991	£1,991	£5,974
Corporation Tax	£3,082	£3,082	£3,082	£9,245
				£39,412
Discretionary Distributable Retention	£580	£580	£580	£1,740

Projected Property Sale Costs

Agent fees	£ 3,406
Legal fees	£ 1,703
Yielders profit share	£ 6,812
Corporation Tax on Sale	£ 126

Projected Growth Assumptions

Market Value of Property at Start of Term	£ 320,000
Projected Increase in Value per annum	2.10%
Market Value of Property at End of Term	£ 340,586
Transaction Costs on Sale	£ 12,047
Projected Net Sale Proceeds at the end of term	£ 328,539

Projected Mini Statement

	Year 1	Year 2	Year 3	Subtotal
Annual Dividend	£13,137	£13,137	£13,137	£39,412
Net Yield %	4.01%	4.01%	4.01%	12.02%
Net Capital Appreciation %				0.16%
Total Net Return %				12.18%

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. Don't invest unless you're prepared to lose all the money you invest. This is a high-risk investment and you are unlikely to be protected if something goes wrong. 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.