

Projected Acquisition Costs	
Property Purchase Price	£207,000
Lease Extension Fee	£28,040
Stamp Duty	£7,850
Remedial Work	£7,600
Valuation fee	£450
Legal Fee	£1,500
Incorporation Fee	£50
Yielders Setup Fee	£6,135
Bank Charges	£1,301
Ground Rent	£1,491
Cash Balancing Figure	£583
Total Property Investment	£262,000

Projected Annual Income Statement				
	Year 1	Year 2	Year 3	Total
Target Rent (p.a.)	£16,080	£16,080	£16,080	£48,240
Property Insurance	£550	£550	£550	£1,650
Accounting fees	£720	£720	£720	£2,160
Maintenance Costs	£500	£500	£500	£1,500
Service Charge	£0	£0	£0	£0
Yielders Management Fee	£1,608	£1,608	£1,608	£4,824
Corporation Tax	£2,413	£2,413	£2,413	£7,240
				£30,866
Discretionary Distributable Retention	£500	£500	£500	£1,500

Projected Property Sale Costs	
Agent fees	£ 2,661
Legal fees	£ 1,064
Yielders profit share	£ 5,322
Corporation Tax on Sale	£ 183

Projected Growth Assumptions	
Market Value of Property at Start of Term	£ 250,000
Projected Increase in Value per annum	2.10%
Market Value of Property at End of Term	£ 266,083
Transaction Costs on Sale	£ 9,230
Projected Net Sale Proceeds at the end of term	£ 256,853

Projected Mini Statement				
	Year 1	Year 2	Year 3	Subtotal
Annual Dividend	£10,289	£10,289	£10,289	£30,866
Net Yield %	3.9%	3.9%	3.9%	11.78%
Net Capital Appreciation %				-1.96%
Total Net Return %				9.82%

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.