



Slough Ready-Made Development

INVESTMENT ILLUSTRATIONS

UNIT 027

£269 950

1 Bedroom | 406 sq.ft.

CLIENT AND PROJECT INFORMATION

Project	Slough Ready-Made Development
Unit	027
Unit Size - Sq.Ft.	406
Unit Type - Bedrooms	1
Purchase Price	£269 950

FINANCE INFORMATION

Loan to Value	75%
Payment Model	Interest Only
Mortgage Term	25 Years
Interest Rate	2.89%
Cash Deposit	£67 488

INVESTMENT CASE

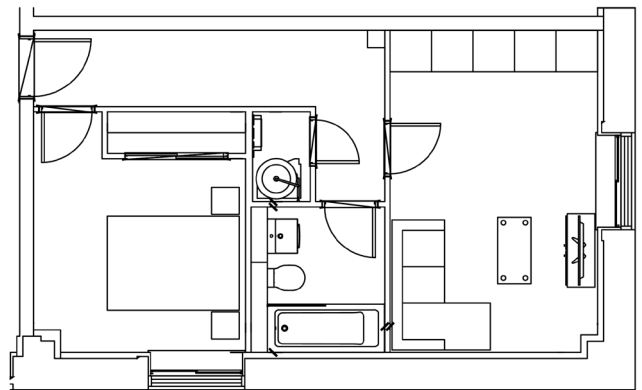
Reservation Fee	£2 500
Deposit Balance	£64 988
Stamp Duty	£11 596
Total Cash Employed	£79 084

INCOME

Projected Rental Income PCM	£1 125
Total Annual Income	£13 500

EXPENSES

Estimated Letting Fee at 7%	£1 134
Service Charge & Ground Rent	£1 693
Mortgage Interest at 2.89%	£5 851



NET ANNUAL CASH POSITION

£5 008

CAPITAL APPRECIATION

Purchase Price	£269 950
Property Value 2020*	£296 945
Property Value 2021*	£314 762
Property Value 2022*	£333 647
Property Value 2023*	£353 666
Total Capital Appreciation to 2023	£83 716

TOTAL PROJECTED RETURN

Net Annual Cash position plus Forecast Capital Appreciation

2020	£32 003
2021	£22 825
2022	£23 894
2023	£25 027
Total Project Return	£103 750
Capital Appreciation	£83 718
Net Rental Income	£20 034
Total Return Over 5 Years	£103 750
Cash Employed	£79 084
Total Return on Cash Employed	131%
Annualised Return y.o.y	26%

*JLL Crossrail Tool forecasts 6% annum capital appreciation to 2020