



Bracknell Off-Plan Development

INVESTMENT ILLUSTRATIONS

UNIT 114

£289 950

1 Bedroom | 555 sq.ft.

CLIENT AND PROJECT INFORMATION

Project	Bracknell Off-Plan Development
Unit	114
Unit Size - Sq.Ft.	555
Unit Type - Bedrooms	1
Purchase Price	£289 950

FINANCE INFORMATION

Loan to Value	75%
Payment Model	Interest Only
Mortgage Term	25 Years
Interest Rate	2.89%
Cash Deposit	£72 488

INVESTMENT CASE

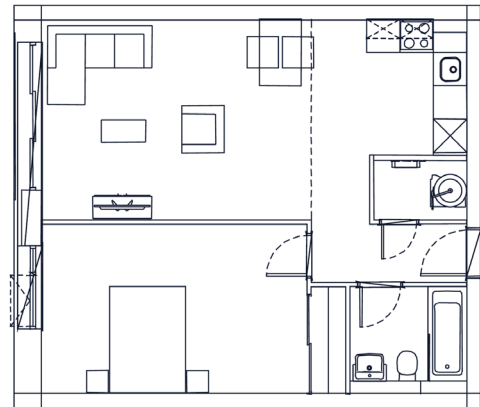
Reservation Fee	£2 500
Deposit Balance	£69 988
Stamp Duty	£13 196
Total Cash Employed	£85 684

INCOME

Projected Rental Income PCM	£1 208
Total Annual Income	£14 498

EXPENSES

Estimated Letting Fee at 7%	£1 015
Service Charge & Ground Rent	£1 817
Mortgage Interest at 2.89%	£6 285



NET ANNUAL CASH POSITION

£5 381

CAPITAL APPRECIATION

Property Value 2020*	£289 950
Property Value 2021*	£318 945
Property Value 2022*	£331 703
Property Value 2023*	£344 971
Total Capital Appreciation to 2023	£55 021

TOTAL PROJECTED RETURN

Net Annual Cash position plus Forecast Capital Appreciation

2021	£34 376
2022	£18 139
2023	£18 649
Total Project Return	£71 164

Capital Appreciation	£55 021
Net Rental Income	£16 143
Total Return Over 5 Years	£71 164
Cash Employed	£85 684
Total Return on Cash Employed	83%
Annualised Return y.o.y	17

*Halifax UK House Prices Prediction up to 4% growth YOY