



The Copperworks, Jewellery Quarter

INVESTMENT ILLUSTRATIONS

UNIT B1-05 | 1 Bedroom Apartment

£225 000

549 sq.ft.

CLIENT AND PROJECT INFORMATION

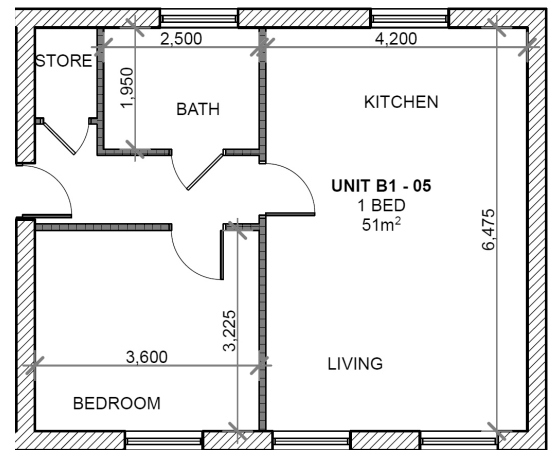
Client Name	-
Client Country	-
Unit	B1-05
Unit Size - Sq.Ft.	549
Unit Type - Bedrooms	1 Bedroom Apartment
Purchase Price	£225 000

MORTGAGE REQUIREMENTS

Repayment Type	Interest Only
Loan to Value (LTV)	65%
Loan Amount	£146 250
Interest Rate	3,50%
Loan Term	25
Lender Arrangement Fee %	1,00%
Broker Fee %	1,00%
Monthly Mortgage Payment	£427

BREAKDOWN OF PURCHASE COSTS

<i>Due on Exchange</i>	
Reservation Fee	£2 000
Solicitors Fees	£650
Legal Costs - Disbursements & VAT	£450
Exchange Deposit	£31 750
<i>Due on Completion</i>	
Balance of Purchase Price	£45 000
Mortgage Valuation Fee	£500
Mortgage Lender Arrangement Fee	£1 463
Mortgage Broker Fee	£1 463
Furniture Pack	£4 800
Land Registration Fee	£270
SDLT	£8 750
Total Costs	£97 095



DEPOSIT STRUCTURE

Reservation Fee	£2 000
Deposit on Exchange	15%
Deposit on Completion	20%
Mortgage on Completion	65%

PAYMENT SCHEDULE

Reservation	£2 000
Exchange	£32 850
Completion	£62 245

Total Cash Investment £97 095

CASHFLOW PROJECTION

	Monthly	Annually
Estimated Gross Rental Income	£875	£10 500
Gross Yield		4,7%
<i>less</i>		
Service Charge	(£78)	(£933)
Ground Rent	(£19)	(£225)
Letting & Management Fee @ 12%+VAT	(£126)	(£1 512)
Income Net Expenses	£652	£7 830
Net Yield		3,5%
<i>less</i>		
Mortgage Payments	(£427)	(£5 119)
Projected Net Cash Position	£226	£2 711