



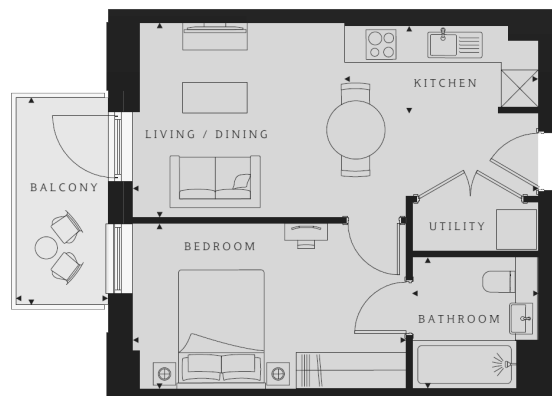
Hayes Village

INVESTMENT ILLUSTRATION

PURCHASE PRICE

£288,000

UNIT 201 | 1 Bedroom Apartment | 421,93 sq.ft.



Floor: 1

MORTGAGE SUMMARY

Repayment Type	Interest Only
Loan to Value (LTV)	60%
Loan Amount	£172 800
Interest Rate	4,00%
Loan Term	25
Lender Arrangement Fee	1,00%
Broker Fee	£1 000
Monthly Mortgage Payment	£576

DEPOSIT STRUCTURE

Reservation Fee	£2 000
Deposit on Exchange	10%
Deposit on Completion	30%
Mortgage on Completion	60%

PAYMENT SCHEDULE

Reservation	£2 000
Exchange	£28 750
Completion	£113 698

Total Cash Investment

£144 448

BREAKDOWN OF PURCHASE COSTS

Due on Exchange

Reservation Fee	£2 000
Solicitors Fees	£1 500
Legal Costs - Disbursements & VAT	£450
Exchange Deposit	£26 800

Due on Completion

Balance of Purchase Price	£86 400
Mortgage Valuation Fee	£500
Mortgage Lender Arrangement Fee	£1 728
Mortgage Broker Fee	£1 000
Furniture Pack	£5 000
Land Registration Fee	£270
Stamp Duty Land Tax	£18 800

Total Costs

£144,448

CASHFLOW PROJECTION

	Monthly	Annually
Estimated Gross Rental Income	£1 200	£14 400
Gross Yield		5,0%
<i>less</i>		
Service Charge	(£139)	(£1 665)
Ground Rent	(£24)	(£288)
Letting & Management Fee @ 12%+VAT	(£173)	(£2 074)
Income Net Expenses	£864	£10 373
Net Yield		3,6%

less

Mortgage Payments	(£576)	(£6 912)
-------------------	--------	----------

Projected Net Cash Position

£288 £3,461