

THIS IS AN EXAMPLE AND NOT AN ILLUSTRATION OF POSSIBLE RETURNS						
Prop. Address -						
			purchase price	£90,000		
			LTV	75%		Non-investor capital - amounts added to loan
			lender fee percentage	0.00%	£995	lender application fee in £
			lender fee flat	£995		
			Total mortgage	£68,495		
			deposit	£22,500		
			Other Investor Capital	£1,600		Components of "Other investor capital"
			Total of Investor Capital	£24,100	£800	approx. cost - mort, gas, elec. surveys
					£0	our all-in fee
					£800	approx. tot. legal fee inc. searches etc
					£0	incentives and cash backs
					£0	contingency - initial refurb costs
					£0	SDLT
Income						
Monthly	£575	100%	Occupancy	£6,900	7.67%	
Running costs						
Letting agents fees, inc VAT		15.00%	£1,035	(charge rate before VAT	12.50%)
Network Property Mgt fee			£0			
other letting costs			£0			
building maintenance contingency			£400			
building insurance including owners liability			£280			
service charge (flats)			£0			
homelet insurance			£0			
regular delapidations contingency			£0			
other, e.g. annual gas safety			£80			
			annual total costs and contingencies	£1,795		
			annual net income	£5,105	5.67%	
Mortgage						
3.89%			annual mortgage cost	£2,664	interest only	Capital contribution
						2.00% % projected annual
						increase in property value
			annual net income return	£2,441		£1,800 annual increase in £
Return on your investment of	£24,100		10.13%	INCOME YIELD	7.47%	CAPITAL YIELD
Cost of borrowing all personal capital of	£24,100				17.60%	TOTAL YIELD
at an interest rate of	0.00%		£0.00			
			"cash flow" annual net return	£2,441	100% geared	
Sensitivity analysis						
Break even occupancy			64.63%			
Change in occupancy down to	0%		-14.21%	-£3,424	net return	
Increase/decrease in mortgage rate	0.00%		10.13%	£2,441	net return	
Joint event of above			-14.21%	-£3,424	net return	
Time to recover set up costs			4.5	months		
The survey/valuation fee shown is an estimate and also includes the expected cost of a gas safety and electrical check. The actual amounts will be confirmed to you.						
The survey/valuation fee is not refundable once the valuer has visited the property and carried out a valuation.						
If you require a more detailed survey/valuation please let us know and we will confirm the cost, the figures quoted assume a valuation for mortgage purposes only.						
The gas/ electrical safety checks will be carried out after a satisfactory survey/valuation and the purchaser will be required to settle the invoice direct with the Contractor.						
Our all-in fee is payable in full upon legal completion of this property purchase. This fee covers the cost of property selection, research and mortgage processing.						
Whilst we have appropriately researched this property and its suitability for buy to let investment, no guarantee is given regarding this fact.						