

16th October 2014

**London Investment**

**SW8 1JT**

Share of Freehold  
Asking price  
Purchase price  
Saving

**Purchase price (rate psf)**

**Basic Gross Yield**

**Additional Purchase costs:**

Stamp Duty Tax at 3% (no vat)  
Refurbishment / Furniture (Actual)  
Solicitors fees/disbursements  
Buyers Agents fee @ 2.25%  
Survey  
VAT on costs

**Borrowing**

Deposit Required @ 60% LTV

**Total Cash Required**

**Carroun Road SW8**

Sales Scenario 1	estimate	
4 Bed/ Convert to 5 Bed/ (Assumed furnished)	960	
	499,950	
	495,000	
	4,950	
<b>£516</b>	<b>495,000</b>	
	<b>7.3%</b>	
<b>Additional Purchase costs:</b>		
	14,850	
	50,400	
	2,500	
	11,138	
	1,000	
	2,928	
	<b>82,815</b>	
<b>60%</b>	<b>198,000</b>	
	<b>£280,815</b>	

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**Gross Investment Return:**

Rental (per month)	3,012	
Rental (per week)	<b>695</b>	36,140
<b>Less expenses</b>		
Initial tenancy fee	130	
Inventory/Check-in fee	400	
Service chge/Repairs	500	estimate
Gas/Electric Safety Test	100	
Letting / Management fee at 14% p.a.	5,060	
VAT on fees	1,138	
Total expenses	<b>7,328</b>	
Net Income	<b>28,812</b>	
Net Yield (on purchase price)	<b>5.82%</b>	
Current Price for marketing/Capital Return	650,000	<b>104,600</b>
Capital Increase net of refurb		<b>21.1%</b>
Total Return Capital and Net Income		<b>27.0%</b>

	3,012	
	<b>695</b>	36,140
<b>Less expenses</b>		
	130	
	400	
	500	estimate
	100	
	5,060	
	1,138	
	<b>7,328</b>	
	<b>28,812</b>	
	<b>5.82%</b>	
	675,000	<b>129,600</b>
		<b>26.2%</b>
		<b>32.0%</b>

*These figures are for illustrative purposes only and exclude any allowance for voids. Projected rents can vary + or -5%. The value of investment property can go down as well as up so investors must seek professional advice from an Independent Financial Adviser before entering into any contractual arrangements.*