



Property Performance Forecast



BASIC INFORMATION	
Advertised Price	£94,000
Monthly Rent	£525
Rental Yield	6.70%

EXAMPLE OF INVESTMENT COST	
Deposit: 25%	£23,500
Mortgage Product Fee	£1,500
Legal Fees	£750
Stamp Duty Cost	£2,820
Total	£28,570

CAPITAL GROWTH POTENTIAL		
1st Recorded Sale	18/12/2008	£65,000
Any Other Sales	22/07/2009	£80,000
Current Price	07/06/2017	£94,000
Overall Increase		44.62%
Average Annual Increase		5.26%

ANNUAL INCOME AND EXPENDITURE	
Rental Income	£6,300
Minus Expenses:	
Interest only mortgage rate:	2.04%
Mortgage Payments	£1,438
Assured Lettings Typical Year One Fees	£797
Buildings Insurance	£0
or Block Management Fees	£1,200
Rent Guarantee	£170
Safety Certificates	£156
Net Income	£2,539

RETURN ON INVESTMENT (pre tax)	
Investment Cost	£28,570
Annual Net Income	£2,539
Actual Income Return	8.89%
Potential Capital Return	5.26%
Potential Combined Return	14.15%

THE ABOVE INFORMATION IS FOR ILLUSTRATION PURPOSES ONLY. IT IS SUBJECT TO CHANGE, AND THE MORTGAGE PRODUCT AVAILABLE WILL DEPEND ON YOUR INDIVIDUAL CIRCUMSTANCES. MAINTENANCE COSTS AND TAX WILL REDUCE YOUR OVERALL RETURN. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN CHOOSING AN INVESTMENT PROPERTY.