

## Appendix 1 - Finance Test

Property: Illustration Only

PURCHASE COSTS	
Property Purchase Price	3,000,000
Stamp Duty	0
Valuation Fees	3,000
Survey Fees	10,000
Legal Fees	3,000
Refurbishment Fees	
Other Purchase Costs	
Total Purchase Cost	3,016,000

PROPERTY INCOME	
Annual Rent	225,000
Service Charge	0
Total Annual Income	225,000

PROPERTY EXPENSES		
MRP	2%	60,320
Interest Charge	2.99%	90,178
<u>Landlord Costs</u>		
Repairs and Maintenance		
Ground Rent		0
Insurances		0
Utilities payable by Landlord		0
Other Landlord Costs		5,000
Void Allowance	5%	11,250
		166,748

<b>GROSS YIELD</b>	<b>7.50%</b>
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<b>NET YIELD</b>	<b>1.94%</b>
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<b>NET CASH</b>	<b>£58,252</b>
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