

Appendix 2 - Yield

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	<u>3,016,000</u>

PROPERTY INCOME	
Annual Rent	225,000
Service Charge	0
Total Annual Income	<u>225,000</u>

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

GROSS YIELD 7.46%

NET YIELD 1.94%

NET CASH £58,252