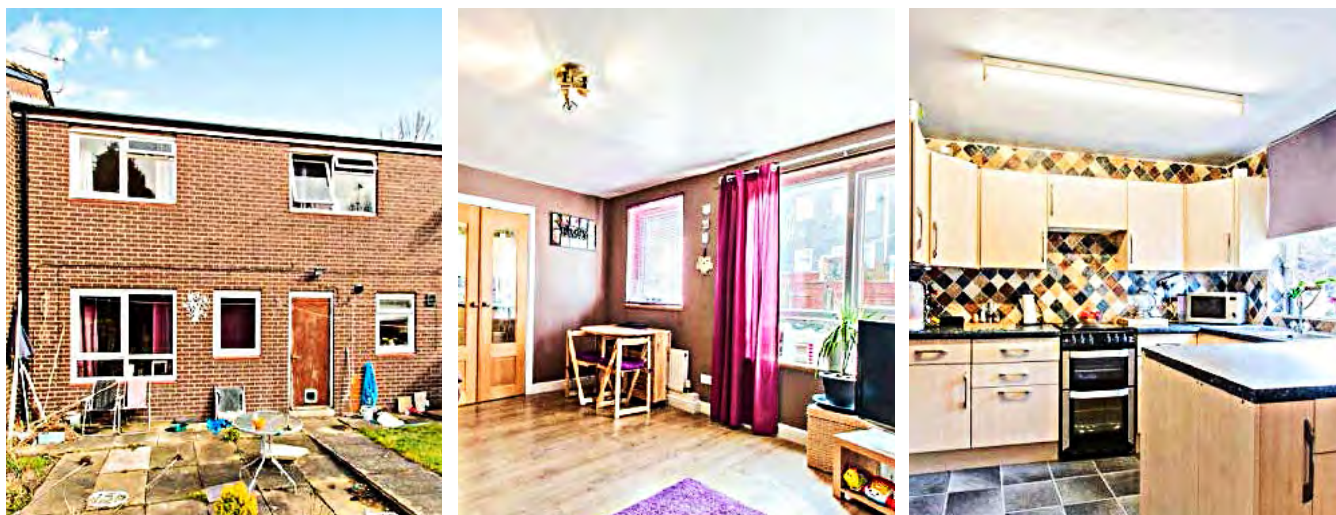


8 Westbury Street

2 Bedroom Town House

Example Deal



| | | |
|------------------------------|-----|----------------|
| Purchase Price | | £130,000 |
| Mortgage | 75% | £97,500 |
| Deposit | 25% | £32,500 |
| Legal Fees | | £1,500 |
| Mortgage Fees | | £500 |
| Survey Fees | | £450 |
| Stamp Duty | 3% | £3,900 |
| Refurbishment & PM | 20% | £8,400 |
| Letting Fees | | £500 |
| Lifestyle Service Management | | £10,995 |
| Funds Required | | £58,745 |

| | | |
|----------------------------|------|---------------|
| Gross Rent | £700 | £8,400 |
| Mortgage Interest | 3.5% | £3,413 |
| Ongoing Management | 11% | £924 |
| Annual Safety Certificates | | £72 |
| Buildings Insurance | | £200 |
| Cash Flow (PA) | | £3,792 |

Rental Return

6.5%

Cash Flow /
Funds Required

Capital Return

5.0%

Average Expected
over a 20 year period

Capital at risk. Returns can go down as well as up

Comparables

| Address | Description | Sold Date | Price | Notes |
|--------------------|------------------|------------|----------|--------------------------|
| 14 Westbury Place | 2 Bed Town House | 06/06/2020 | £120,000 | Requires cosmetic work |
| 8 Parnaby Avenue | 3 Bed Town House | 14/02/2021 | £130,000 | In good rental condition |
| 15 Parnaby Terrace | 2 Bed Town House | 18/03/2019 | £118,500 | In need of modernisation |

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