

GRADUATION HOUSE, NOTTINGHAM - FINANCIAL SCHEDULE

1 BEDROOM APARTMENT

OPTION 1 - 'Monthly & Mortgage' Plan

SUMMARY

	GBP
Purchase price	£99,995.00
Initial Legal Fees (excluding disbursements)	£995.00
Total amount due	£100,990.00

RESERVATION STAGE

Initial Reservation Deposit - 10%	£9,999.50
Legal Fees (as above)	£995.00
Reservation stage total due	£10,994.50

MONTHLY DEPOSIT PAYMENT STAGE

Deposit divided by months build schedule	£89,995.50
	£2,499.88

COMPLETION STAGE

Stamp Duty - estimated	£4,999.00
Amount due at Completion Stage	£4,999.00

ANNUAL INCOME - ESTIMATED

	<u>per month</u>	<u>per annum</u>
Estimated gross rental income	£716.67	£8,600.00
Estimated gross rental yield based on above		8.60%

ANNUAL EXPENSES - ESTIMATED

Service Charge (estimated)		£1,476.00
Ground Rent (estimated)		£0.00
Total Expenses	£123.00	£1,476.00

INCOME NET OF EXPENSES - ESTIMATED

	£593.67	£7,124.00
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