



Levies,rates, wifi etc	SERVICE FEES & UTILI	75	75	75	75	75	75	75	75
Paid 1 Jan	ANNUAL GROUND RENT	50	0	0	0	0	0	0	0
First month plus collection	RENTAL FEES	346	31,14	31,14	31,14	31,14	31,14	31,14	31,14
Status	OPEN	0	-125	114,86	354,72	594,58	834,44	1074,3	1314,2
<b>CASH FLOWS</b>		<b>-125</b>	<b>114,86</b>	<b>354,72</b>	<b>594,58</b>	<b>834,44</b>	<b>1074,3</b>	<b>1314,16</b>	<b>1554</b>
<b>NET YIELDS</b>		<b>-5,30</b>	<b>10,17</b>	<b>10,17</b>	<b>10,17</b>	<b>10,17</b>	<b>10,17</b>	<b>10,17</b>	<b>10,17</b>
<b>ROOM 5</b>	20 sq r <b>32950</b>	<b>RENT INCOME</b>	390	390	390	390	390	390	390
Levies,rates, wifi etc	SERVICE FEES & UTILI	75	75	75	75	75	75	75	75
Paid 1 Jan	ANNUAL GROUND RENT	50	0	0	0	0	0	0	0
First month plus collection	RENTAL FEES	390	39	39	39	39	39	39	39
Status	<b>SOLD</b>	0	-125	151	427	703	979	1255	1531
<b>CASH FLOWS</b>		<b>-125</b>	<b>151</b>	<b>427</b>	<b>703</b>	<b>979</b>	<b>1255</b>	<b>1531</b>	<b>1807</b>
<b>NET YIELDS</b>		<b>-4,55</b>	<b>10,05</b>	<b>10,05</b>	<b>10,05</b>	<b>10,05</b>	<b>10,05</b>	<b>10,05</b>	<b>10,05</b>

**NOTE - WE HAVE REFLECTED THE AVERAGE RENT SCENARIO BASED ON CURRENT RENT AND EXCLUDED ANY VOID PERIODS**

### **UP FRONT ONCE OFF COSTS**

STAMP DUTY	0 BELOW THRESHOLD
SOURCING FEE	2500 plus 20% VAT if EU Based
LEGAL FEES	1000 Estimated
TENANT FINDERS FEE	0 AS ABOVE
LANDLORD LICENCE	0 AS ABOVE

**3500 APPROX**

**NOTE ON THE FIRST 3-4 MONTHS OF OWNERSHIP**

Its takes at least 3-4 months for the income streams to settle

This is due to deduction from rental like finders fees, landlord licensing, etc

These fees **are** reflected above, please take these into consideration in the first months

**NOTES ON THE CASHFLOWS**

1. \* PLEASE NOTE ABOVE - REFLECTED RENT AVERAGE BASED ON HISTORY AND PAST PERFORMANCE AND IS INDICATIVE ONLY
2. Please bear in mind that the tenant is responsible for council taxes.
3. When the property is void then the landlord is responsible for the council taxes.
4. Capital growth has been approx 5% annum over the past 2 years in this area

\* Please note that projected growth is purely indicative and can change

**MONTH 9   MONTH 10   MONTH 11   MONTH 12   MONTH 13   MONTH 14**

346	346	346	346	346	346
75	75	75	75	75	75
0	0	0	0	50	0
31,14	31,14	31,14	31,14	31,14	31,14
1554,02	1793,88	2033,74	2273,6	2513,46	2703,32
<b>1793,88</b>	<b>2033,74</b>	<b>2273,6</b>	<b>2513,46</b>	<b>2703,32</b>	<b>2943,18</b>

**10,17   10,17   10,17   10,17   8,05   10,17**

346	346	346	346	346	346
75	75	75	75	75	75
0	0	0	0	50	0
31,14	31,14	31,14	31,14	31,14	31,14
1554,02	1793,88	2033,74	2273,6	2513,46	2703,32
<b>1793,88</b>	<b>2033,74</b>	<b>2273,6</b>	<b>2513,46</b>	<b>2703,32</b>	<b>2943,18</b>

**9,94   9,94   9,94   9,94   7,87   9,94**

346	346	346	346	346	346
75	75	75	75	75	75
0	0	0	0	50	0
31,14	31,14	31,14	31,14	31,14	31,14
1554,02	1793,88	2033,74	2273,6	2513,46	2703,32
<b>1793,88</b>	<b>2033,74</b>	<b>2273,60</b>	<b>2513,46</b>	<b>2703,32</b>	<b>2943,18</b>

**10,55   10,55   10,55   10,55   8,35   10,55**

346	346	346	346	346	346
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75	75	75	75	75	75
0	0	0	0	50	0
31,14	31,14	31,14	31,14	31,14	31,14
1554,02	1793,88	2033,74	2273,6	2513,46	2703,32
<b>1793,88</b>	<b>2033,74</b>	<b>2273,6</b>	<b>2513,46</b>	<b>2703,32</b>	<b>2943,18</b>

**10,17**      **10,17**      **10,17**      **10,17**      **8,05**      **10,17**

390	390	390	390	390	390
75	75	75	75	75	75
0	0	0	0	50	0
39	39	39	39	39	39
1807	2083	2359	2635	2911	3137
<b>2083</b>	<b>2359</b>	<b>2635</b>	<b>2911</b>	<b>3137</b>	<b>3413</b>

**10,05**      **10,05**      **10,05**      **10,05**      **8,23**      **10,05**