

TYPICAL CASH FLOW HAWTHORNE HOUSE LIVERPOOL

NOTES	BEDS	PRICE	COSTS	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	MONTH 13	MONTH 14
FLAT 1	1 BED	62950	RENT INCOME	425	425	425	425	425	425	425	425	425	425	425	425	435	435
Levies			S FEES/ 5 YR LRD LICNCE	250	50	50	50	50	50	50	50	50	50	50	50	50	50
Paid 1 Jan			ANNUAL GROUND RENT	250	0	0	0	0	0	0	0	0	0	0	0	250	0
First month plus collection			RENTAL FEES	467,5	42,5	42,5	42,5	42,5	42,5	42,5	42,5	42,5	42,5	42,5	42,5	43,5	43,5
Status	OPEN		CASH FLOW	0	-542,5	-210	122,5	455	787,5	1120	1452,5	1785	2117,5	2450	2782,5	3115	3206,5
				-542,5	-210	122,5	455	787,5	1120	1452,5	1785	2117,5	2450	2782,5	3115	3206,5	3548
			NET YIELDS	-10,34	-14,34	-1,67	6,34	6,34	6,34	6,34	6,34	6,34	6,34	6,34	6,34	1,74	6,51
FLAT 2	2 BED	67950	RENT INCOME	450	450	450	450	450	450	450	450	450	450	450	450	450	450
Levies			S FEES/ 5 YR LRD LICNCE	250	50	50	50	50	50	50	50	50	50	50	50	50	50
Paid 1 Jan			ANNUAL GROUND RENT	250	0	0	0	0	0	0	0	0	0	0	0	250	0
First month plus collection			RENTAL FEES	495	45	45	45	45	45	45	45	45	45	45	45	45	45
Status	OPEN		CASH FLOW	0	-545	-190	165	520	875	1230	1585	1940	2295	2650	3005	3360	3465
				-545	-190	165	520	875	1230	1585	1940	2295	2650	3005	3360	3465	3820
			NET YIELDS	-9,62	-12,98	-0,44	6,27	6,27	6,27	6,27	6,27	6,27	6,27	6,27	6,27	1,85	6,27
FLAT 3	1 BED	59950	RENT INCOME	410	410	410	410	410	410	410	410	410	410	410	410	410	410
Levies			S FEES/ 5 YR LRD LICNCE	250	50	50	50	50	50	50	50	50	50	50	50	50	50
Paid 1 Jan			ANNUAL GROUND RENT	250	0	0	0	0	0	0	0	0	0	0	0	250	0
First month plus collection			RENTAL FEES	451	41	41	41	41	41	41	41	41	41	41	41	41	41
Status	OPEN		CASH FLOW	0	-541	-222	97	416	735	1054	1373	1692	2011	2330	2649	2968	3037
				-541	-222	97	416	735	1054	1373	1692	2011	2330	2649	2968	3037	3356
			NET YIELDS	-10,83	-15,27	-2,50	6,39	6,39	6,39	6,39	6,39	6,39	6,39	6,39	6,39	1,38	6,39

NOTE - WE HAVE REFLECTED THE AVERAGE RENT SCENARIO BASED ON CURRENT RENTS

UP FRONT ONCE OFF COSTS

STAMP DUTY	1888,5 3 % OF PURCHASE PRICE
SOURCING FEE	3950 plus 20% VAT if EU Based
LEGAL FEES	600 Estimated
TENANT FINDERS FEE	0 AS ABOVE
LANDLORD LICENCE	0 AS ABOVE
	6438,5 APPROX

NOTE ON THE FIRST 3-4 MONTHS OF OWNERSHIP

It 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

- * PLEASE NOTE ABOVE - REFLECTED RENT AVERAGE BASED ON HISTORY AND PAST PERFORMANCE AND IS INDICATIVE ONLY AND EXCLUDES ANY VOID PERIODS
- Please bear in mind that the tenant is responsible for council taxes.
- When the property is void then the landlord is responsible for the council taxes.
- 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

