

## TYPICAL CASH FLOW HAWTHORNE HOUSE LIVERPOOL

NOTES	BEDS	PRICE	COSTS	MONTH1	MONTH2	MONTH3	MONTH4	MONTH5	MONTH6	MONTH7	MONTH8
<b>FLAT 1</b>	1 BED	<b>62950</b>	<b>RENT INCOME</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>
Levies			S FEES/ 5 YR LRD LICNC	250	50	50	50	50	50	50	50
Paid 1 Jan			ANNUAL GROUND RENT	250	0	0	0	0	0	0	0
First month plus collection			RENTAL FEES	467,5	42,5	42,5	42,5	42,5	42,5	42,5	42,5
<b>Status</b>	<b>SOLD</b>		<b>CASH FLOW</b>	0	-542,5	-210	122,5	455	787,5	1120	1452,5
				<b>-542,5</b>	<b>-210</b>	<b>122,5</b>	<b>455</b>	<b>787,5</b>	<b>1120</b>	<b>1452,5</b>	<b>1785</b>
			<b>NET YIELDS</b>	<b>-10,34</b>	<b>-14,34</b>	<b>-1,67</b>	<b>6,34</b>	<b>6,34</b>	<b>6,34</b>	<b>6,34</b>	<b>6,34</b>
<b>FLAT 2</b>	2 BED	<b>67950</b>	<b>RENT INCOME</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>
Levies			S FEES/ 5 YR LRD LICNC	250	50	50	50	50	50	50	50
Paid 1 Jan			ANNUAL GROUND RENT	250	0	0	0	0	0	0	0
First month plus collection			RENTAL FEES	495	45	45	45	45	45	45	45
Status	OPEN		<b>CASH FLOW</b>	0	-545	-190	165	520	875	1230	1585
				<b>-545</b>	<b>-190</b>	<b>165</b>	<b>520</b>	<b>875</b>	<b>1230</b>	<b>1585</b>	<b>1940</b>
			<b>NET YIELDS</b>	<b>-9,62</b>	<b>-12,98</b>	<b>-0,44</b>	<b>6,27</b>	<b>6,27</b>	<b>6,27</b>	<b>6,27</b>	<b>6,27</b>
<b>FLAT 3</b>	1 BED	<b>59950</b>	<b>RENT INCOME</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>
Levies			S FEES/ 5 YR LRD LICNC	250	50	50	50	50	50	50	50
Paid 1 Jan			ANNUAL GROUND RENT	250	0	0	0	0	0	0	0
First month plus collection			RENTAL FEES	451	41	41	41	41	41	41	41
<b>Status</b>	<b>SOLD</b>		<b>CASH FLOW</b>	0	-541	-222	97	416	735	1054	1373
				<b>-541</b>	<b>-222</b>	<b>97</b>	<b>416</b>	<b>735</b>	<b>1054</b>	<b>1373</b>	<b>1692</b>
			<b>NET YIELDS</b>	<b>-10,83</b>	<b>-15,27</b>	<b>-2,50</b>	<b>6,39</b>	<b>6,39</b>	<b>6,39</b>	<b>6,39</b>	<b>6,39</b>

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

**UP FRONT ONCE OFF COSTS**

STAMP DUTY approx	3274 5 % 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
	<b>7824 APPROX</b>

**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 AND EXCLUDES ANY VOID PERIODS
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**

<b>425</b>	<b>425</b>	<b>425</b>	<b>425</b>	<b>435</b>	<b>435</b>
50	50	50	50	50	50
0	0	0	0	250	0
42,5	42,5	42,5	42,5	43,5	43,5
1785	2117,5	2450	2782,5	3115	3206,5
<b>2117,5</b>	<b>2450</b>	<b>2782,5</b>	<b>3115</b>	<b>3206,5</b>	<b>3548</b>

**6,34   6,34   6,34   6,34   1,74   6,51**

<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>
50	50	50	50	50	50
0	0	0	0	250	0
45	45	45	45	45	45
1940	2295	2650	3005	3360	3465
<b>2295</b>	<b>2650</b>	<b>3005</b>	<b>3360</b>	<b>3465</b>	<b>3820</b>

**6,27   6,27   6,27   6,27   1,85   6,27**

<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>
50	50	50	50	50	50
0	0	0	0	250	0
41	41	41	41	41	41
1692	2011	2330	2649	2968	3037
<b>2011</b>	<b>2330</b>	<b>2649</b>	<b>2968</b>	<b>3037</b>	<b>3356</b>

**6,39   6,39   6,39   6,39   1,38   6,39**